City of Coachella

Housing Element 2000 - 2005

of the Coachella General Plan 2020

April 2001

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City of Coachella

Housing Element 2000 - 2005

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CITY OF COACHELLA HOUSING ELEMENT: 2000 - 2005

APRIL 2001

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CITY OF COACHELLA HOUSING ELEMENT

EXECUTIVE SUMMARY

1. Over the last housing element period, the Coachella Housing Program exceeded the Regional Housing Needs Assessment (RHNA) goals. A variety of housing types and economic segments have been accommodated through the Coachella Housing Program.

2. Current RHNA goals for new housing units by 2005 are as follows:

Income Group	Construction Need
Very Low	402
Low	283
Moderate	301
Above Moderate	502
TOTAL	1,488
Source: 1999 SCAG RHNA	

3. The City of Coachella has played a significant role in providing for the housing needs of the region and is on the cusp of tremendous growth as the other cities in Coachella Valley either reach build-out or the cost of land exceeds the ability to develop affordable housing.

4. The City of Coachella must continued to monitor the type and amount of housing being developed to accommodate a mix of economic households and not become the focal point of the valley for low income and affordable housing.

5. The four key household trends that affect Coachella's housing are:

   a) a slight increase in larger bedroom demand
   b) a relatively high renter rate
   c) the lack of move-up housing
   d) an increasing number of housing units needing rehabilitation

6. In light of the fact that the City has residentially zoned land to accommodate an additional 10,155 housing units, these three household

trends should be considered when housing decision are made. The City of Coachella housing policy should provide for a balanced community utilizing a variety of homeownership programs for moderate income households, residential rehabilitation, affordable housing strategies and innovative design.

7. In 1998 the median single family housing cost in the Coachella Valley was $147,282. At the same time the median cost in the City of Coachella was $68,400.

8. Eighty percent of the housing units in Coachella are considered to be in sound condition. A total of 365 units need a moderate to substantial level of repair, an additional 27 units are in need of replacement.

9. None of the government assisted or rent restricted housing units are "at risk" of converting from low income to market rate units over the next ten years.

10. The City of Coachella has policies in place to encourage the development of special needs housing for senior citizens, large families, the disabled, farmworkers, and the homeless.

11. The Housing Element update is consistent with the other General Plan Elements adopted in October 1997.

Executive Summary Figure 1

Action Item Matrix

Goal 1: Provide adequate sites for all types and cost of housing.				
Action	Responsible Agency	Funding Source	Timing	Comments
Coordinate with UCR for their research data on jobs and housing	Economic Development	General Fund	December 2002	
Continue cooperation between EcDev and ComDev for housing element and AB1290 report consistency	Economic and Community Development	General Fund	On-going	
Prepare Jobs/Housing Analyses Plan	Economic Development	Planning/Technical Assistance Grant	December 2002	
Prepare checklist to monitor housing program	Community Development	General Fund	December 2001	
Update 5 year housing plan to reflect need for senior housing	Economic Development	Redevelopment Agency Set-aside	December 2001 and annually	
Review Codes on annual basis to monitor constraints	Community Development	General Fund	December 2001 and on-going	
Annual review of vacant and under utilized land; post on web site	Community Development	General Fund	December 2001 and annually	

Goal 2: Accommodate housing affordable to all incomes				
Action	Responsible Agency	Funding Source	Timing	Comments
Update zoning ordinance	Community Development	General Fund	July 2002	
Solicit developer for senior and first time homebuyer units	Economic Development	Redevelopment Agency Set-aside	July 2002	
Monitor criteria for all state, federal and local funding sources	Community and Economic Development	General Fund	July 2002 and at time of AB 1290 update	
Continue to participate in State Small Cities Program	Economic Development	CDBG and HOME	Fall 2001 and each funding cycle	
Coordinate with County Housing Authority for Section 8 assistance	Economic Development	General Fun	December 2001 and quarterly thereafter	
Hold information meetings for developers and attend builders conferences to seek new development	Economic Development	Redevelopment Agency funds	Immediate and ongoing	
Goal 3: Conserve and enhance the quality of existing housing.				
Amend zoning ordinance to include public safety information to reduce vulnerability to crime	Community and Economic Development	General Fund	July 200\2	

Action	Responsible Agency	Funding Source	Timing	Comments
Utilize code officers for program outreach	Economic Development	General Fund	July 2002	
Develop and expand housing rehabilitation program	Economic Development	Redevelopment Agency setaside	July 2001	
Review Relocation Plan for compliance	Community and Economic Development	Redevelopment Agency setaside	July 2001	
Utilize CDBG 10% set aside for curbs, gutters, sidewalks	Economic Development	CDBG	Spring 2002	
Explore infrastructure funding from USDA	Economic and Community Development	USDA	Spring 2002	
Prepare housing market study	Economic Development	Planning/Technical Assistance Grant	July 2002	
Define developer incentives for senior housing and moderate income housing	Economic Development	Redevelopment Agency Setaside	July 2002	
Explore Agency purchase of dangerous units and land banking	Economic Development	Redevelopment Agency setaside	December 2001	
Seek training for staff for funding sources	Economic and Community Development	General Fund and Redevelopment Agency	July 2002	

Action	Responsible Agency	Funding Source	Timing	Comments
Distribute information on City housing programs with water bills	Economic Development	Redevelopment Agency	July 2002	
Goal 4: Eliminate Housing Discrimination				
Identify agencies who provide counseling for housing discrimination	Economic Development	General Fund	July 2002	
Provide information on Fair Housing at City Hall and other public places	Economic Development	Redevelopment Agency Setaside	July 2002	
Train housing staff to handle referrals	Economic Development	Redevelopment Agency Setaside	July 2002	
Establish a procedure to process complaints	Economic Development	Redevelopment Agency Setaside	July 2002	

I. Introduction

PURPOSE. The Housing Element is an integral component of the General Plan which addresses existing and future housing needs including both rental and ownership opportunities for persons of all economic groups in the City. The housing element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Coachella.

A housing element is one of the seven State of California required elements of the General Plan. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the housing element and encourages the provision of affordable and decent housing in all communities to meet Statewide goals. Specifically, Section 65580 states the element shall consist of ". . . an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The element must also contain a five-year housing plan with quantified objectives for the implementation of the goals and objectives of the housing element. The contents of the element must be consistent with the other elements of the General Plan.

REQUIREMENTS. The City of Coachella 2000 - 2005 housing element has been prepared in accordance with the provisions of Article 10.6 of the Government Code. It examines the City's current and future housing needs. It sets forth statements of community goals, objectives, and policies concerning housing needs, and it includes a housing program that responds to current and future needs within the limitations posed by available resources. The element identifies policies and programs which can be adopted and implemented to encourage an adequate housing supply for all economic groups. The housing element is comprehensive in its subject matter, is future oriented, and is directed at the achievement of community goals.

State law recognizes that housing needs may exceed available resources and, therefore, does not require that the City's quantified objectives be identical to the identified housing needs. This recognition of limitations is critical especially during this period of financial uncertainties in both the public and private sectors. The methods identified in this document for achieving the City's objectives, or the ability to meet them at all, may change from year to year. Therefore, it is intended that this housing element be reviewed annually and modified not less than every five years in order to remain relevant and useful to the residents of the City, to the decision-makers, and to the private sector.

It is noted that State law explicitly indicates that the City is not expected to spend any of its own funds carrying out the objectives of this housing element. It is not the City's responsibility to ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the City is obligated to: (1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community; (2) eliminate constraints to the private development of a supply of housing to meet the housing needs of all economic segments of the community; and (3) otherwise facilitate the actions required of the development industry in providing an adequate supply of housing.

COORDINATION AND COOPERATION. The preparation of a General Plan Housing Element brings together housing and household demographic data from many sources. This one was prepared with the assistance of the City Council, the Community Development Department Staff, the Economic Development Department Staff, and the with the coordinator of the City's General Plan, Mr. Mike Peroni of Dudek & Associates.

CITIZEN PARTICIPATION. This housing element was developed through the combined efforts of City staff, the City's Planning Commission, the City Council, and the City's consultant. Citizen input was solicited through workshops and public hearings conducted by the Planning Commission and City Council. The notices for these hearings were published in a local newspaper and were prominently posted at City Hall, the Library and at apartment complexes to maximize low income household participation. These notices were printed in both English and Spanish and in a manner planned to optimize public participation.

REVIEW OF PREVIOUS ELEMENT. According to Article 10.6 of the Government Code, every jurisdiction shall review their housing element in order to evaluate:

- "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal."
- "The effectiveness of the housing element in attainment of the community's housing goals and objectives."
- "The progress of the city, county, or city and county in implementation of the housing element."

Appropriateness: The attainment of the State Housing Goal is approached by passing down gross allocations of housing units to regional governments (such as the Southern California Association of Governments - SCAG), which, in turn, allocates the housing unit need to constituent jurisdictions. The City of Coachella exceeded its 1989 – 1999 allocation by 591 housing units.

Figure 1

Regional Quantified Housing Goals: 1989 - 1999

Jurisdiction	1989 – 1999 RHNA Goal	1989 - 1999 Actual New Construction	Percent of Goal Achieved
Riverside County	***97,080***	***90,996***	***93.7%***
Coachella and Surrounding Jurisdictions			
Coachella	***643***	***1,234***	***192.0***
Cathedral City	5,431	3,473	64.0%
Desert Hot Springs	1,622	1.075	66.3%
Indian Wells	310	293	97.7%
Indio	2,899	8390	29.0%
LaQuinta	1,263	5,069	401.3%
Palm Desert	1,964	10,839	552.0%
Palm Springs	2,844	2,354	82.8%
Rancho Mirage	678	446	65.9%
Source: SCAG 1988 RHNA; State DOF Report E-5, 1990 and 1999			

Effectiveness: Between 1989 and 1999. 1,234 housing units were produced in the City of Coachella. This resulted in a 192.0 percent level of achievement compared to the RHNA goal. **The level of achievement was 247.4 percent for affordable units for persons and households with incomes at or below 80 percent of the Area Median Income (AMI), and a minus 22.1 percent for market rate units affordable to persons and households with incomes greater than 80 percent of the AMI.**

Figure 2

City of Coachella - Achievement of RHNA Goal 1989 - 1999

Income Groups	1989 – 1999 RHNA Goal	1989 – 1999 Actual New Construction	Percent of Goal Achieved
Affordable*	272	945	247.4%
Market Rate**	371	289	-22.1%
TOTAL	643	1,234	192.0%
Source: 1988 SCAG RHNA; City Building Department records; State DOF, AB 1290 Report * Affordable = for persons or households with incomes less than 80% of AMI ** Market Rate = for persons or households with incomes greater than 80% of AMI			

Progress - Housing Production Comparison to Housing Element Objectives: The 1990 housing element of the City of Coachella indicates an objective of 9,404 units segmented by housing type. The following table shows the objective for each type and the number of actual units.

Figure 3

City of Coachella

Housing Production Comparison to 1990 Housing Element

Program	Unit Objectives	Actual
Residential Overlay Zone R-0 6000	7,268 market rate 1,817 affordable	0 263
Mobile Home Parks and manufactured homes on permanent foundation	0 market rate 138 affordable	44 165
Self-Help Units – CVHC	40 affordable	72
Below market interest rate mortgages	141 affordable	193
TOTALS	7,268 market rate 2,136 affordable	44 691
Source: City of Coachella Quarterly Reports; AB 1290 Report; Community Development Dept.		

Progress of Coachella's Housing Program: The following is a review of the housing programs listed in the City's housing element dated January 1990.

Figure 4

City of Coachella Housing Programs Status

Housing Program	Current Status
Conversion Control Ordinance	State Law, Subdivision Map Act, 1992
Manufactured Homes on SF Lots	Ordinance adopted, 165 constructed
Develop Manuals on Permit Processing	Developed and implemented
Code for Disable Person Access	Ordinance Adopted; part of housing rehabilitation program
Enhanced Code Enforcement	Budgeted, implemented, ongoing
Community Revitalization Program	Included in AB 1290 Plan
Reduce residential energy use	Adopted new State standards
Adopt renter protection policies/ordinance	Participate in Fair Housing Programs
Neighborhood Watch	Formed 12 watch groups
Fair Housing Adopt ordinance, Develop contacts, Technical assistance, Outreach program	Adopted
Citizen participation education	Outreach programs at community events
Support Census efforts	Designated Census information site
Land Banking (for seniors downtown)	Part of Redevelopment Plan
Land write-downs	Part of Redevelopment Plan
Explore all funding sources	Accessed 1998, 1999 HOME first-time home buyer; using CHFA home financing
Granny Flats	Adopted ordinance
Flexible development standards to encourage diversity of house types	Considered on an individual basis through architectural review
Innovative housing design and layout	Considered on an individual basis
Minimize processing delays	Major improvement, continuing
Support State disclosure and seller warranty laws	Brochures available at City as part of HOME program
Make zoning and building information available to buyers and sellers	New brochures developed
Senior citizen housing repair	Part of Redevelopment Plan
Weatherization	Southern California Edison
Self-help maintenance	Community Revitalization Program
Provide assistance to developers and buyers for first-time home buyer program	137 buyers assisted with RDA and or CHFA funds
Source: Community Development Department Director and quarterly reports	

II. EXISTING SETTING

The City of Coachella is the southernmost anchor of a string of cities in the Coachella Valley, beginning with Palm Springs on the north. The City is located in the geographic center of the County of Riverside and is on the verge of rapid growth and expansion. Coachella has a reputation of family values, good schools, an excellent youth sports program, and affordable housing. While the economic base in Coachella has been agriculture, the Redevelopment Agency is showing success in luring clean, light industrial development and jobs. Recent trade information stresses Coachella's easy access to Interstate 10, a major east-west route, and to State Highways 86 and 11, and Expressway 86S, that serve the Imperial Valley to the south. The City's irregular boundaries defy verbal definition, see Map for clarification.

The City of Coachella covers 13,172.4 acres. Approximately 820 acres are dedicated to residential uses. The largest land use category is vacant with 6,872 acres, followed by agricultural uses at 3,798 acres. There are 501 acres dedicated to transportation; 295 to light industrial; 228 acres of public use; 135 acres of commercial land; and, ten acres of heavy industrial.

The potential growth has resulted in the need for a new General Plan, sphere of influence, and annexation policies. Concurrent with this 2000 - 2005 housing element, the City is adopting new elements to the General Plan. Coachella has adopted Specific Plan ordinances for major project that will help guide new development and ensure it is consistent with the City's goals and objectives.

One of the most significant socioeconomic impacts facing the City of Coachella over the next ten years is the movement of population from central Los Angeles County to adjacent counties resulting in proportionate booms in first the coastal counties and more recently the inland counties. In 1960, Orange County's population was 703,925 and quickly doubled over ten years to reach a population of 1,421,233 in 1970. Between 1960 and 1970, Orange County and Ventura County were the two largest proportionate gainers in the six county CMSA. Since 1970, the two counties have slowed their rate of growth consistently from around ten percent per year to just over one percent per year. More recently, the largest proportionate gains are being *recorded in the inland counties: Riverside and San Bernardino Counties*

MAP 1 – CITY OF COACHELLA

the population over age 85 (elderly) is the most rapid growing segment, increasing by over 91 percent over the last nine years.

Coachella is a very young community. The 1990 median age in the City was 23.0, at the same time the median age in Riverside County was 31.5 and the State of California median age was 30.0. All were lower that the National average of 35.4 years.

Figure 9

City of Coachella Population By Age Trends

Age Group	1990		1999		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than 4 Years	1,981	11.7%	2,678	12.1%	697	35.2%
5-14 Years	3,502	20.7%	4,064	18.3%	562	16.0%
15-17 Years	1,346	8.0%	1,368	7.7%	22	1.6%
18-24 Years	2,285	13.5%	2,665	12.0%	380	16.6%
25-34 Years	3,054	18.1%	3,753	16.9%	699	22.9%
35-44 Years	1,899	11.2%	3,131	14.1%	1,232	64.9%
45-54 Years	1,131	6.7%	1,776	8.0%	645	57.0%
55-64 Years	864	5.1%	1,066	4.8%	202	23.4%
65-74 Years	547	3.2%	777	3.5%	230	42.0%
75-84 Years	232	1.4%	355	1.6%	123	53.0%
Older Than 85 Years	58	0.3%	111	0.5%	53	91.4%
TOTAL	18,258	100.0%	23,103	100.0%	4,845	100.0%
Median Age	23.0		24.6		1.6	
Source: 1990 Census, National Decision Systems						

Household Trends. Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in households as young people leave home, through divorce, by the aging of the population and other socio-economic activities that cause people to occupy a new residence. Conversely, the population may increase in fairly static household growth periods. This relationship between population and households is indicated by the difference in proportionate change and has a direct effect on the size of households.

According to the last two Census periods and to estimates and projections being made for the 2000 – 2005 period, households in Coachella are increasing at 2.7 percent a year, almost one percentage point lower than the annual population increase of 3.5 percent. **This trend is indicative of an increasing household size, which could signal a continuing, and increasing need for larger homes.**

Figure 10

City of Coachella Household Trends

Year	Number	Change	Percent Change	Simple Annual Percent Change
1980	2,186			
1990	3,718	1,532	70.1%	7.0%
2000	4,729	1,011	27.2%	2.7%
2005	5,382	653	13.8%	2.3%
Source: U. S. Census; State Department of Finance; National Decision Systems				

Figure 11

Persons Per Household: City of Coachella and Riverside County

CITY OF COACHELLA	YEAR	RIVERSIDE COUNTY
4.19	1970	unknown
4.16	1980	2.60
4.54	1990	2.85
4.56	2000	2.89
4.56	2005	2.89
Source: U. S. Census; State Department of Finance		

As a basis of comparison, in 1990 the average person per household rate in the State of California was 2.79 persons.

In 1990, almost one-half of the Coachella population was in a household with five or more persons. It is estimated that the percentage of large families has not declined over the last nine years; other ratios remain fairly consistent over the reporting period.

Figure 12

Households By Size: City of Coachella and Riverside County

	1990		1999		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
CITY OF COACHELLA						
1 person	268	7.2%	338	7.3%	70	26.1%
2 person	411	11.1%	509	11.0%	98	23.8%
3-4 person	1,284	34.5%	1,583	34.2%	299	23.3%
5+ person	1,755	47.2%	2,200	47.5%	445	25.4%
TOTAL	3,718	100.0%	4,630	100.0%	912	24.5%
Source: 1980, 1990 Censuses; National Decision Systems						

Housing Tenure. In 1980, 38.5 percent of the households were renters in the City of Coachella. While the number almost doubled, the total percentage of renters only increased from about 39 percent to 41.4 percent in 1990. It is estimated that in 1999 the ratio of renters to owners increased a little and that there are almost 2,000 renter households in Coachella in late 1999.

Over the last seven years the City of Coachella has had three very successful first-time homebuyer programs: one with Redevelopment Agency funds; one with Community Development Block Grant funds; and one with HOME funds. At the same time, there has been a slowing of multifamily housing construction these activities may affect the tenure ratio when the 2000 Census is taken.

Figure 13

Housing By Tenure – City of Coachella

	1980		1990		1999	
Type	Number	Percent	Number	Percent	Number	Percent
Owner	1,345	61.5%	2,177	58.6%	2,690	58.1%
Renter	841	38.5%	1,541	41.4%	1,940	41.9%
Source: 1980, 1990 Censuses; NDS Data						

Households By Income

There has been a significant decrease in the number of households with incomes below $10,000 over the last two Census years and a corresponding increase in the number of households with incomes over $30,000. However, the largest number of households earn between $20,000 and $35,000, well below the average Countywide.

Figure 14

City of Coachella – Income Trends by Income Ranges

INCOME GROUPS	1980		1990		1999		CHANGE (1980-1999)	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
< $5,000	254	11.5%	163	4.4%	181	3.9%	-73	-28.7%
$5,000-$9,999	465	21.1%	346	9.3%	435	9.4%	-30	-6.5%
$10,000-14,999	536	24.3%	487	13.1%	597	12.9%	61	11.4%
$15,000-19,999	389	17.7%	416	11.2%	556	12.0%	167	42.9%
$20,000-24,999	232	10.5%	662	17.8%	745	16.1%	513	221.1%
$25,000-29,999	123	5.6%	402	10.8%	593	12.8%	470	382.1%
$30,000-34,999	97	4.4%	357	9.6%	403	8.7%	306	315.5%
$35,000-39,999	30	1.4%	223	6.0%	273	5.9%	243	810.0%
$40,000-49,999	47	2.1%	253	6.8%	361	7.8%	314	668.1%
$50,000-59,999	4	0.2%	141	3.8%	158	3.4%	154	3850.0%
$60,000-74,999	7	0.3%	186	5.0%	194	4.2%	187	2671.4%
$75,000 +	19	0.9%	82	2.2%	134	2.9%	115	605.3%
TOTAL	2,203	100%	3,718	100%	4,630	100%	2,427	110.2%
Median Income	$13,615		$23,348		$23,709		$10,094	74.1%

Source: U. S. Census; State Department of Finance; Urban Decision Systems Source

In 1990, the median household income was $23,348 in the City of Coachella, which was far below the State of California median the same year at $35,798. At the same time, the Riverside County median was $33,146, almost $10,000 greater than the City of Coachella's median household income.

Since the U. S. Census is only taken once every ten years, the U.S. Department of Housing and Urban Development (HUD) annually estimates Area Median Income (AMI) for each county in the United States. These AMI are used to classify households into income groups consistent with the government codes. Many housing program, such as CDBG, HOME and LIHTC, utilize some form of the income groups to establish eligibility.

In 1990, the HUD AMI for Riverside County was $33,800 and the corresponding income groups were defined as Very Low (Less Than $16,900), Low ($16,901 - $27,050), Moderate ($27,051 - $40,560) and Above Moderate (Greater Than $40,561).

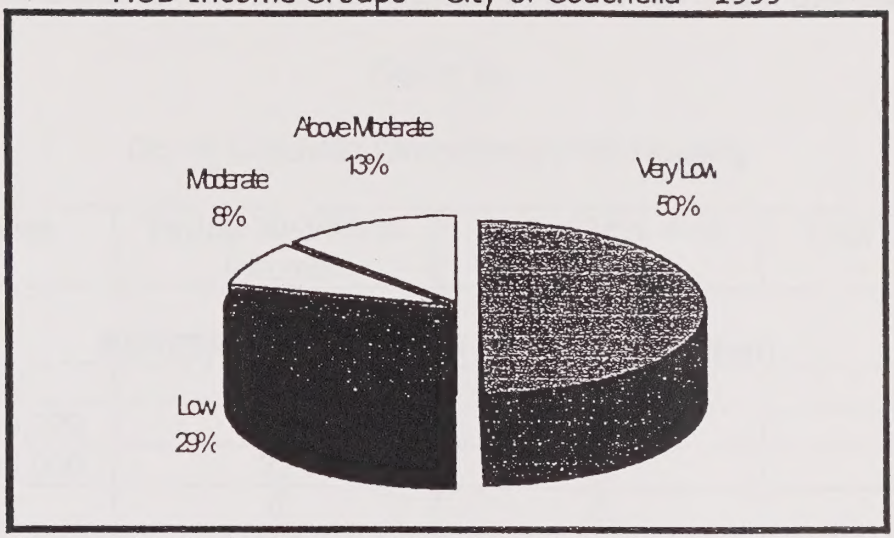
When compared to Riverside County figures, the City of Coachella has had a high proportion of Very Low and Low income households. Using the 1990 HUD AMI, 60 percent of the households in the City of Coachella, 40.4 percent of the County households, and 44 percent of households Statewide were classified as Very Low and Low income.

As noted above, HUD estimates County incomes on an annual basis. As a result, the County AMI is used as the measure for income groups and eligibility for various state and federal programs. The Riverside County 1999 AMI is $47,200. Using the City of Coachella estimated income groups provided by the National Decision Systems, and comparing them to the County HUD AMI, it is estimated that in 1999, 79 percent of the Coachella households are classified as Very Low and Low income

The following chart shows that in 1999 in Coachella, 50 percent of the households earn less than $23,600 and are classified as very low income; 29 percent of the households in Coachella earn between $23,601 and $37,650 and are designated as low income; eight percent have incomes between $37,651 and $56,650; and, the above moderate income category represents 13 percent of all households in Coachella.

Chart 1

HUD Income Groups – City of Coachella - 1999



Source: HUD Median Income, 1999; National Decision Systems

As a point of comparison, the 1999 HUD AMI for California is $54,100. The corresponding income groups are Very Low (Less Than $27,050), Low ($27,050-$43,280), Moderate ($43,281-$64,920) and Above Moderate (Greater Than $64,920). Approximately 26.2 percent of California's households are considered very low income and 17.8 percent are low income. Consequently, 50 percent of California's households are very low or low, an increase from 44 percent in 1990.

Figure 15
State households by income groups - 1999

Income Group	Income Range	% of Households
Very Low	< $27,050	26.9%
Low	$27,050-$43,280	23.1%
Moderate	$43,281-$64,920	21.1%
Above Moderate	>$64,920	28.9%
Source: HUD AMI; NDS		

Household Overpayment.

"Overpayment[1]" is defined as a household spending more than 30 percent of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage. "Gross monthly owner costs" includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

[1] Overpayment is also called "cost burdened."

According to the 1990 Census, 39.8 percent of the renter households in Coachella and 28 percent of owner households pay more than 30 percent of their income for shelter. This means that about one-third of the households in the City being cost burdened.

Figure 16

City of Coachella Overpayment For Housing

Income Range	Paying 30-34% of Income	Paying 35% + of Income	Total Overpaying
RENTER HOUSEHOLDS (1,541 Computed)			
0 - $9,999	40	287	327
$10,000 - $19,999	50	190	240
$20,000 - $34,000	27	19	46
$35,000 +	0	0	0
TOTAL	117	496	613 = 39.8%
OWNER HOUSEHOLDS (2,177 Computed)			
0 - $9,999	15	61	76
$10,000 - $19,999	42	162	204
$20,000 - $34,000	124	164	288
$35,000 +	19	11	30
TOTAL	200	398	598 = 27.5%
Source: 1990 Census			

The total proportion of renters overpaying in the City of Coachella is slightly more than the State while the proportion of overpaying owners is slightly less for the State.

Figure 17

Households by Income by Overpayment – State of California

Income Range	Renter Overpayment	Owner Overpayment
Less than $19,999	77.7%	43.5%
$20,000-$34,999	26.5%	31.7%
$35,000 +	7.0%	30.7%
TOTAL*	38.0%	21.3%
Source: 1990 Census		

Overcrowding is defined by the U. S. Bureau of the Census as having more than one person per room and generally occurs when larger households occupy a smaller housing unit. For definition purposes, a "room" is defined as living room, dining room, kitchen, bedrooms, and finished recreation rooms.

In 1980, 35.5 percent of the households in the City of Coachella and 6.5 percent of the households in the County were considered overcrowded. In 1990, the proportion of overcrowded households increased for both of the jurisdictions. While the County's proportion of overcrowded households remained under the State's level of 12.3 percent, the City's proportion of overcrowded households was significantly greater. Furthermore, while the County's proportion of overcrowding occurred in renter households, the City's proportion remained generally equal (49.1 percent of owner occupied and 50.9 percent of renter occupied).

Figure 18

Percent Overcrowded Households by Jurisdiction

Jurisdiction	1980	1990
Coachella	35.5%	48.4%
Riverside County	6.5%	9.4%
Source: 1980, 1990 Census		

Approximately 915 renter households and 881 owner households were overcrowded in 1990. This situation is affected by large renter households unable to afford to buy large homes but unable to find larger housing units. A total of 241 seven-or-more person renter households resided in the City in 1990, while there were no five bedrooms or larger and only 19 four-bedroom rental units in the City. At the same time, there were 318 owner occupied housing units with four or more bedrooms and 636 owner households with six or more persons.

According to the 1990 Census, most of the City's housing stock was anchored in a few bedroom types. For example, 74.2 percent of the renter housing units were either one or two bedrooms and 61.4 percent of the owner housing units were either three or four bedroom units. These unit types are considered more versatile in the housing market, and consequently are built more frequently.

Figure 19

Housing Size By Tenure – City of Coachella

Bedroom Size	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 BR	0	0.0%	67	4.3%
1 BR	386	17.8%	591	38.2%
2 BR	440	20.3%	557	36.0%
3 BR	1,021	47.2%	314	20.3%
4 BR	309	14.3%	19	1.2%
5+ BR	9	0.4%	0	0.0%
TOTAL	2,165	100%	1,548	100%
Source: 1990 Census				

Housing Affordability. Housing affordability is based on shelter cost being equal to no more than 30 percent of income. As the information in Figure 20 indicates, the City of Coachella has the most affordable housing in the Coachella Valley. The reason the reported contract rent is low is that all apartment complexes in Coachella are government assisted; residents pay according to their ability by household size. As of this time, there are no market rate apartment complexes in the City.

Just over the last year, new homes in Coachella have been constructed and sold in the $90,000 price range. The newest subdivisions will include three- and four-bedroom homes in the $100,000 to $118,000 price range. This will directly affect the median home value.

The median income in Coachella in 1999 is $23,709. Using affordability at 30 percent of income for shelter, the median household could afford a monthly shelter payment of $593. For a rental unit that is approximately $443 for rent and $150 for utilities.

For housing purchase, a payment of $443 would buy a home with a selling price around $60,400.[2]

[2] This example assumes a 30 year fixed rate mortgage at 8%, no downpayment, and the family has limited consumer debt, and the $443 payment has been adjusted for insurance and taxes.

Figure 20

Housing Cost – Coachella Valley - 1998

Jurisdiction	Median Home Value	Median Contract Rent
Coachella Valley	$126,200	$559
Cathedral City	$113,200	$566
City of Coachella	**$68,400**	**$299**
Desert Hot Springs	$74,100	$438
Indian Wells	$372,900	$1,000
Indio	$83,600	$436
La Quinta	$117,400	$640
Palm Desert	$172,600	$616
Palm Springs	$141,200	$498
Rancho Mirage	$252,500	$538
Unincorporated County	$98,000	$475
Average	$147,282	$551

Source: Wheeler's Desert Letter, Volume VIII, 1998

Inventory of Resources

The purpose of this chapter is to analyze housing characteristics, housing conditions, housing costs, vacancy trends and available land in order to assess the present and future supply of housing in the City of Coachella.

Existing Housing Characteristics. Just over 30 percent of all housing units in the City of Coachella were built between 1980 and 1989. Twenty percent of the units were built during the 1960s; and another 20 percent were constructed between 1990 and 1999. This factor is also reflected in the housing condition survey that was conducted by the City in the fall of 1999, when 80.2 percent of all housing units in Coachella were considered sound.

Figure 21

Housing Units By Type – City of Coachella – 1980 - 1999

Housing Type	1980		1990		1999*	
	Number	Percent	Number	Percent	Number	Percent
Single-family	1,516	64.7%	2,412	63.0%	3,206	66.4
2-4 Units	284	12.1%	518	13.5%	557	11.2
5+ Units	364	15.5%	474	12.4%	843	13.3%
Mobile Home	179	7.6%	426	11.1%	458	9.2%
TOTAL	2,343	100.0%	3,830	100.0%	5,064	100.0%
Source: 1980, 1990 Censuses, City of Coachella Building Permits						

* as of December 31, 1999

As noted in Figure 21, a total of 1,234 housing units were constructed during the 1990s. Over 64 percent of them were single family units (794 units); almost 30 percent were units in apartment complexes containing more than five units per building (369 units). A total of 47 housing units were demolished in the City of Coachella between 1990 and 1999. This means there was a net gain of 1,187 units, or 119 units a year.

Figure 22

Existing Multifamily Housing – City of Coachella – 1999

Unit Size	Number of Units	Rental Rate
1 BR/1 BA	87	All rental rates are affordable to low and very low income or residents pay only 30% of their household income for shelter (rent and utilities) adjusted for household size.
2 BR/1 BA	184	
2 BR/2 BA	16	
3 BR/1 BA	124	
3 BR/1.5 BA	36	
3 BR/2 BA	69	
4 BR/1 BA	100	
5 BR/2 BA	4	
Source: Laurin Associates Field Survey, November 1999		

Housing Condition. Determination of housing condition utilizes two main methodologies. Under the statistical method used by the U. S. Census, it is assumed that the older units may suffer from delayed maintenance and are more likely to be in marginal condition. The information from the most recent Census which provides that data is the age of housing units, the availability or lack of complete plumbing facilities, and overcrowded units. The most accurate method of determining housing condition is an actual door-to-door survey. Both methods are reported for the City of Coachella.

Figure 23

Statistical Indicators of Substandard Housing

City of Coachella

Indicators	Number	Percent
Overcrowded	1,796	48.3%
Lacking Complete Plumbing Facilities	55	1.4%
Built Before 1940	60	1.6%
Source: 1990 Census		

During November and December 1999, 100 percent of the housing units in the incorporated city were surveyed to determine structural condition. Surveyors observed each structure from the sidewalk and rated them according to the level of rehabilitation required. The ratings range from "sound" for units that do not appear to need any repair to "dilapidated" which means that it would cost more to rehabilitate the unit than to replace it. About eighty percent of all housing units are sound; less than one percent are dilapidated.

Figure 24

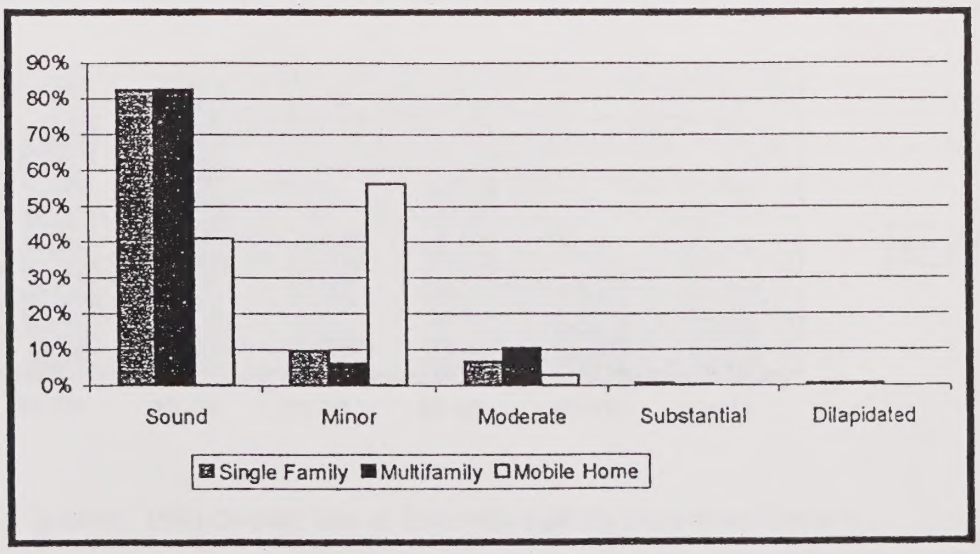
Housing Condition Summary - City of Coachella - 1999

Type of Condition	Single Family		Multifamily		Mobile Home		Total	
	#	%	#	%	#	%	#	%
Sound	2458	82.3%	1083	82.5%	100	41.0%	3641	80.2%
Minor Repair	291	9.7%	81	6.2%	137	56.1%	509	11.2%
Moderate Repair	198	6.6%	138	10.5%	7	2.9%	343	7.6%
Substantial Repair	20	0.7%	2	0.2%	0	0.0%	22	0.5%
Dilapidated	19	0.6%	8	0.6%	0	0.0%	27	0.6%
TOTAL	2986	100%	1312	100%	244	100%	4542	100%

Source: 1999 Laurin Associates Housing Condition Survey

Chart 2

Housing Condition By Type



Source: 1999 Laurin Associates Housing Condition Survey

Residential Construction Trends. The housing stock in the City of Coachella is fairly new as evidenced by the fact that almost one-fourth of all units have been constructed over the last ten years.

Figure 25

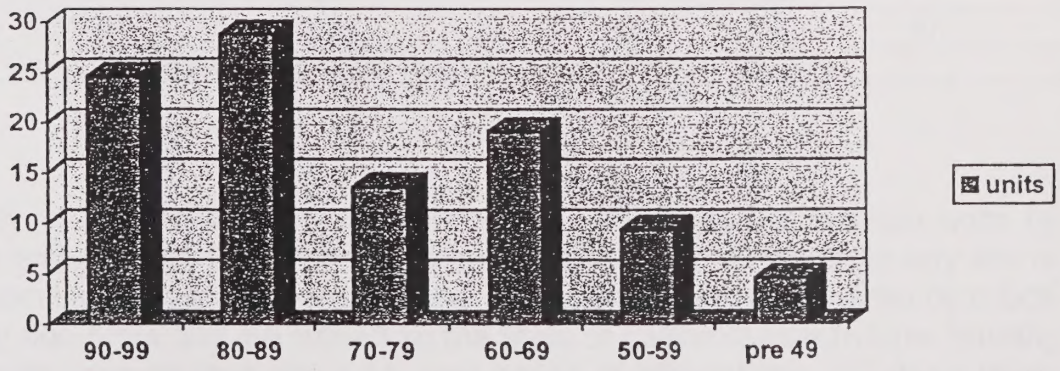
Housing Units By Year Built – City of Coachella

Year	Number Built	Percent of Total
1990 – 1999	1,234*	24.6%
1980 - 1989	1,443	28.8%
1970 - 1979	685	13.6%
1960 - 1969	957	19.1%
1950 - 1959	471	9.4%
1949 and earlier	226	4.5%
Source: 1990 Census; City of Coachella Building Department records		

* as of December 31, 1999

Chart 3

Housing Units By Year Built



Source: 1990 Census; City of Coachella Building Department records

Figure 26

Building Permits By Year – City of Coachella

Year	Single Family Units	Multifamily Units	Residential Demolitions
1980	15	60	10
1981	4	44	7
1982	26	2	9
1983	63	6	3
1984	75	66	5
1985	19	16	18
1986	13	53	13
1987	2	2	2
1988	26	8	1
1989	61	15	2
Total 1980-89	304	272	70
1990	116	158	8
1991	102	17	3
1992	133	20	21
1993	101	53	5
1994	165	18	3
1995	42	2	1
1996	14	0	0
1997	0	0	2
1998	61	72	
1999	80	80	4
Total 1990-99	814	420	47

Source: City of Coachella Building Permit records through December 31, 1999

The City of Coachella has also reported the construction of housing units by income group. Over 900 of the units built (76.6%) are affordable to very low or low income households. All multifamily (apartments) were constructed by a local housing non-profit and are subject to the State of California Low Income Housing Tax Credit program that sets a 55 year period of affordability. All single family homes constructed were built by Self-Help or by developers with the intention of selling them to families eligible for the City of Coachella First Time Home Buyer Down Payment Assistance Program as funded by the HOME program.

Figure 27

Building Permits 1990 – 1999 By Income Group – City of Coachella

Very Low		Low		Moderate		Above Moderate	
Single	Multi	Single	Multi	Single	Multi	Single	Multi
148	248	377	172	273	0	16	0
Source: City of Coachella AB 1290 Report; Development Status Report January 2000							

Vacancy Trends

The vacancy rate is an indicator of the relationship between housing supply and demand in the City of Coachella. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase or remain stable. Additionally, the vacancy rate indicates whether or not the City has an adequate supply to provide choice and mobility.

According to the 1990 Census, the total vacancy rate was 3.1 percent in the City of Coachella, considerably less than the 16 percent vacancy rate for all Riverside County cities at the same time. By 1995, the estimated vacancy in Coachella had declined to 2.4 percent. Then as housing construction increased, the 1999 housing vacancy is estimated to be 3.1 percent. These rates are far below the HUD suggested vacancy rate of five percent that is considered to be the minimum to provide choice and mobility. Multifamily housing survey data suggests that the vacancy rate for rental units is zero; no vacancies were noted or reported.

Figure 28 - Vacancies		
Year	Number	Percent
1990	117	3.1%
1995	108	2.4%
1999	147	3.1%
Source: State Department of Finance		

Land Inventory

Housing Element Law Section 65583 (a) (3) requires "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

According to Figure 36, page 43, the City has a Regional Housing Needs Assessment New Construction Need for 1,488 units. The allocation by income category is: very low income = 402; low income = 283; moderate income = 301; and above moderate income = 502.

There is currently a sufficient amount of zoned vacant land to accommodate the City's 1999 – 2005 RHNA. Figure 30, below, indicates that the current Zoning Code reflects more than 3,000 high-density multifamily units could be developed within the City limits under the Residential Multifamily zone.

Figure 29

Vacant Residential Zoned Land

Zoning Designation	Acreage	Potential Dwelling Units	Compliance with RHNA
Residential Estate (0-2 du/ac)	198	285	Above Moderate Income = 285 units
Residential Single-Family (0-7 du/ac)	1,149	5,429	Very Low Income home owners = 45 Low Income home owners = 185 Moderate = 200 Above Mod = 142
Residential Multi-Family (0-20 du/ac)	203	3,106	Very Low = 272 Low Income = 50 Moderate = 50 Above Mod = 75
Residential Mobile Home Park Subdivision (0-10 du/ac)	178	1,335	Very Low = 85 Low Income = 48 Moderate = 51
Total	1,728	10,155	1,488

The previous Figure indicates there is 1,728 acres of residentially zoned land that will accommodate up to 10,155 units. There is, however, the potential for an additional 13,286 residential units in areas designated for Specific Plans. The following table presents the acreage for each specific plan and the potential number of dwelling units, which could be developed.

Figure 30

Specific Plan Areas

Specific Plans	Acreage	Potential Dwelling Units
McNaughton	1,877	8,000
Brandenburg/Butters	348	1,481
Rancho Coachella Vineyards	260	1,085
Promenade	335	2,720
Total	6,691	28,926

Source: City of Coachella General Plan environmental Impact Report, December 1996

Although there does not appear to be a significant opportunity for development of high density rental housing under the General Plan designations, the Specific Plans allow for a variety of densities and affordable housing opportunities. The McNaughton Specific Plan alone proposes more than 5,000 townhome, condominium, and high-density multifamily rentals, a portion of which will be available as affordable housing. Other approved Specific Plans such as Rancho Coachella Vineyards and Brandenburg/Butters also include a substantial amount of medium and high density units in their mix of housing. There are also first time homebuyer programs under which low income families can purchase a single family home.

Figure 31 – Specific Vacant Parcels

APN	ADDRESS	PARCEL SIZE	CURRENT USE	ZONING/GP	POTENTIAL UNITS
765-256-013	SE Cor 4TH/Vine		old sf		1 sf
765-753-010	NW cor 4th/Vine		Vacant		1 sf
765-261-010	NE cor 4th/vine		old sf		1 sf
765-252-009	3rd/Vine		Vacant		2 du (duplex)
765-252-010, 011,012	2nd/Vine	2 acres	City yard		10 – 12 sf
765-256-006	NE cor 3rd/Orchard		Vacant		2 du (duplex)
765-251-014	2nd/Vine		Vacant		1 sf
765-291-007,009	5th east of Palm		Vacant		2 sf
765-295-001	SW cor 9th/Orchard		Vacant		1 sf
765-430-040		9.73 acres	Old sf w/5 illegal MH	R/PD Low Density, 0-6 du/acre	48 mobile homes
765-070-061,034,035	51st & Harrison	17± acres	Vacant	RM Gen Comm	196 sf
765-070-062	51st	8.9± acres	Vacant	RM Gen Comm	162 sf
765-050-009	51st & Frederick	20± acres	Vacant	RM (0-10 du/a)	150 sf
765-050-011	51st & Frederick	3.73 acres	Vacant	RH (0-20 du/a)	60 mf
765-140-007	52nd & Frederick	9± acres	Vacant	RM	40 sf
765-623,631,633	NE cor 51st/Frederick	9.1 acres	Vacant	S.F.R. (0-20 du/a)	180 sf
765-220-025,026, 027,028	NE cor 49th/Van Buren	70.85 acre	Vacant	S.F.R. (0-6 du/a)	425 sf

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APN	ADDRESS	PARCEL SIZE	CURRENT USE	ZONING/GP	POTENTIAL UNITS
612-290-002	NW cor VanBuren and Ave 50	41.78 acres	Ag	Ag transition (0-6 du/ac)	250 sf
603-260-003,004,005	NE cor VanBuren and Ave 50	40 acres	Vacant	Ag transition Gen Comm	550 mf potential
603-260-007	50th Ave between 111 and VanBuren	40 acres	Vacant	S.F.R. (0-6 du/acre)	240 sf
603-260-012	50th Ave between 111 and VanBuren	20 acres	Vacant	S.F.R. (0-6 du/acre)	120 sf
603-260-036	DeOro & Guiton	3.75 acres	Vacant	C-G (0-6 du/acre)	18 sf
765-191-001	SE cor 53rd & VanBuren	40 acres	Vacant	S.F.R. (0-6 du/acre)	180
765-420-005	53rd near Tyler	10 acres	Vacant	S.F.R. (0-6 du/acre)	60 sf
765-500-016	NW cor 53rd & Tyler	41.58 acres	Vacant	M-S (0-6 du/acre)	249 sf
603-480-004,005,006	49th west of 111	21.61 acres	Vacant	R-0-6000 (0-6 du/acres)	129 sf
Multiple	Housing Coalition	18± acres	Vacant	R-0-6000 (0-6 du/acre)	100 sf
Source: City of Coachella Community Development Department Field Survey, March 2000					

Infrastructure

According to the City's General Plan 2020, there is sufficient infrastructure capacity to accommodate the proposed residential growth over the period of the City's Housing Element (1999 – 2004).

Domestic water service within the incorporated city limits of Coachella is provided through the Coachella Municipal Water Department. The City owns and operates four wells and two reservoirs. With adoption of the water master plan, water supply, storage and distribution facilities are either available or planned by the City Municipal Water Department. Therefore, a lack of adequate water infrastructure is not expected to impede future development.

The Coachella Sanitary District is the primary provider of sewage treatment services within the incorporated City limits and currently operates a wastewater treatment facility with a capacity of 2.8 million gallons per day (MGD). According to a master sewer plan completed in 1994, average daily flow to the plant was 1.9 MGD, or about 68% of capacity

Other services essential to residential development include the provision of natural gas and electricity. The Gas Company (TGC) provides natural gas to the City via three regional natural gas transmission pipelines. TGC representatives have indicated that future development in the City of Coachella can continue to be serviced from existing facilities, although line extension may be required in some areas. Electricity is provided to the City by Imperial Irrigation District (IID) through several overhead distribution lines ranging in power from 92 KV to 230 KV. IID has plans to upgrade its transmission system within the next ten to fifteen years and once completed will provide sufficient transmission capacity to serve future development in the City of Coachella and its sphere of influence.

AT - RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units, which may, at some future time, be lost to the affordable inventory by the expiration of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two five-year periods, coinciding with updates of the Housing Element. There are three general cases that can result in the conversion of public assisted units:

1. **Prepayment of HUD mortgages: Section 221(d)(3), Section 202 and Section 236.** A Section 221 (d)(3) is a privately owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents. All HUD projects in the City have been refinanced and rehabilitated and are now subject to the Low Income Housing Tax Credit 55 year period of affordability.

2. **Opt-outs and expirations of project based Section 8 contracts.** Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents. Coachella Community Homes was a Section 8 "new construction" complex that was refinanced in 1994 and is now subject to the LIHTC 55 year period of affordability. However, some of the units still have Section 8 rental assistance but they are renewed on an annual basis.

3. **Other**. The affordability periods of other financing vary from program to program; however, the main fact of development today is that very few (if any) projects are completed without the Low Income Housing Tax Credit (LIHTC) assistance. The period of affordability for LIHTC projects is 55 years and that generally exceeds the affordability requirements of all other financing programs.

Inventory of Affordable Rental Housing Units

The following inventory includes all public assisted rental properties in the City of Coachella. Generally, the inventory consists of RHCDS (former Farmers Home Administration), CHFA, and Low Income Housing Tax Credit (LIHTC) units. All of the new LIHTC units also have assistance from the City of Coachella Redevelopment Agency. However, the period of affordability for Tax Credit projects is 55 years and the RDA does not impose an additional affordability period.

All multifamily housing in the City of Coachella are publicly assisted units. None of them are "at risk" over the next five and ten year periods (2004 and 2009).

Figure 32

Subsidized Apartments – City of Coachella

Year Built	Name / Description	Location	Number Units	Property Manager	Type of Assistance
1970 Rehab 1994	Coachella Community Homes	84-660 to 84-720 Ave. 52	100 total 8 (1BR) 43 (2BR) 48 (3BR)	CVHC (760) 347-3157	Section 8 /Tax Credit Exp dt: 2049
1982	Coachella Valley Apts I	84-900 Bagdad St.	50 total 21 (2BR) 29 (3BR)	PGM (818) 615-1818	RHCDS Sec 515 Exp dt: 2020
1977	Coachella Valley Apts II	51-500 Mecca St.	52 total 16 (1BR) 36 (2BR)	WNC (800) 286-1135	RHCDS, Sec 515/8 Exp dt: 2017
1981	Desert Palms	50-600 Suncrest Ave.	112 total 24 (1BR) 64 (2BR) 24 (3BR)	Josie (760) 398-8300	CHFA Exp dt: 2011
1988	Las Casas I Apts	51-600 Tyler St	50 total 6 (2BR) 20 (3BR) 20 (4BR) 4 (5BR)	CVHC (760) 398-2820	RHCDS 514/16 Farmworker Housing Exp dt: 2021

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Year Built	Name / Description	Location	Number Units	Property Manager	Type of Assistance
1992	Las Casas II Apts	51-500 Tyler St	78 total 18 (2BR) 32 (3BR) 28 (4BR)	CVHC (760) 398-1785	RHCDS 514/16 Farmworker Housing Exp dt: 2025
1992	Las Casas III Apts	51-550 Tyler St	52 total 24 (2BR) 28 (3BR)	CVHC (760) 398-1382	Tax Credit / CHFA Exp dt: 2047
1986	Pueblo Nuevo Apts	1492 Orchard Ave	50 total 10 (2BR) 20 (3BR) 20 (4BR)	CVHC (760) 398-4502	RHCDS 514/16 Farmworker Housing Exp dt: 2019
1994	Tlaquepaque Apts	51-354 Tyler St	76 total 12 (1BR) 28 (2BR) 36 (3BR)	CVHC (760) 398-2848	Tax Credits Exp dt: 2049
1983	Summerwood	51-505 Mecca	50 total 12 (2BR) 38 (3BR)	PGM (818) 615-1818	RHCDS Sec 515 Exp dt: 2023
1985	Casa Maria	51-950 Tyler St	42 total 5 (1BR) 29 (2BR) 8 (3BR)	D'Lena Lopez (760) 348-0011	RHCDS Sec 515 Exp dt: 2018
2000	Las Palmas	51-075 Frederick	79 total 16 (2BR) 31 (3BR) 32 (4BR)	Mary Lewis 800-537-6522	Tax Credit Exp dt: 2055
2000	Orchard Villas	SE Ave 52/ Frederick St	80 total 41 (3BR) 41 (4BR)	STX Consulting (760) 771-1974	Tax Credit Exp dt: 2055
Rehab 1999	Palmeras Mobile Home Estates	Tyler at 52nd	89 total 40 (2BR) 49 (3BR)	CDHC (760) 347-3157	Tax Credit Exp dt: 2054

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	Year Built	Name / Description	Location	Number Units	Property Manager	Type of Assistance
PENDING						
	2001	K&B	Mecca St @ 51st	80 Phase I (2000) 80 Phase II(2001)	K&B (562) 256-2029	Tax Credit Exp dt: 2056
	2001	CVHC	Harrison @ 52nd	37 total	CVHC (760) 347-3157	Tax Credit Exp dt: 2056
Source: Field and telephone survey, Laurin Associates, April 2000.						

At Risk Scattered Sites

1. **Community Development Block Grant (CDBG) Program.** Although CDBG funds have been used for a first time homebuyer down payment assistance program, staff responsible for this program indicate there are no affected units because rental restrictions based on income have been imposed for a minimum of 15 years (from 1998 and 1999). All loan terms extend beyond the Five-Year and Ten-Year periods.

2. **Redevelopment Programs.** Although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicates there are no affected units because income-restrictions for occupancy were not required for existing units since all households have been classified as very low or low income.

3. **State and local multifamily revenue bond programs.** No bond-financed units eligible to terminate affordability controls within the next ten years were reported in the *Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission; 1995 Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, California Housing Partnership Corporation; California Notices of Intent Submitted Under LIHPRHA and ELIPHA as of March 30, 1996; and Title II and Title VI Housing Projects.*

4. **Local In-Lieu Fee Programs Or Inclusionary Programs.** The City of Coachella has not had an in-lieu fee or inclusionary program.

REGIONAL HOUSING NEEDS

The central intent of Housing Element legislation is to attain the state's housing goal through the cooperation of government entities, such as the City of Coachella. Consequently, multi-jurisdictional agencies or Councils of Governments (COGs) are given the responsibility of distributing the state's housing needs in an equitable manner that attempts to avoid the disproportionate distribution of Low and Very-low income households.

The City of Coachella falls under the jurisdiction of the Southern California Association of Governments (SCAG), the regional council of government (COG) for jurisdictions in a six county area. SCAG then works with 14 sub-regional associations including the Coachella Valley Association of Governments (CVAG), that covers ten cities and some unincorporated County areas. Through a cooperative process, the SCAG, CVAG and the City of Coachella produced a seven year (1998 – 2005) Regional Housing Needs Allocation (RHNA). The RHNA essentially consists of two components: existing need and construction need.

Existing Need

Existing need is defined by estimating the number of households with one or more federally defined housing problems. They include overcrowding, cost burden, and substandard housing,[1] and are based on the latest decennial Census adjusted for household growth through January 1998.

SCAG indicates that based on conversations with the State Department of Housing and Community Development that *"...the State expects that Existing Need is to be used by jurisdictions to demonstrate logical and consistent programming, goal setting, and allocation of resources. . . Jurisdictions are not expected to 'solve' Existing Need, nor are they expected to provide new units as a response to Existing need."*

SCAG provides the specific data that each city must incorporate into its housing element under a category entitled "Households With Any Housing Problem." According to SCAG methodology 64.6 percent of all households in Coachella have some type of housing problem. By income category, 93.3 percent of very low income families have a defined housing problem and additional 67.7 percent of low income families are also included. Median Income and Above Median

[1] Overcrowding is defined as more than 1.01 persons per room; Cost Burden is also called over-payment and is defined as shelter cost in excess of 30% of gross household income; and substandard housing is defined as lack of plumbing and kitchen facilities for exclusive use.

Income households also have housing problems at 61.4 and 53.5 percent, respectively.

Figure 33

SCAG RHNA Preliminary Existing Need

Households with Any Housing Problem

Tenure	30% of AMI[2]	30-50% of AMI	50-80% of AMI	80/95% of AMI	>95% of AMI	Total
Renters	512	362	346	115	133	1,468
Owners	143	278	472	198	399	1,490
TOTAL	656	640	818	314	532	2,959
Source: SCAG RHNA Plan, November 1999						

New Construction Need

The New Construction Need allocated by SCAG and CVAG for the City of Coachella considers the forecasted household growth rates of the entire region, the vacancy need, the replacement need, and a "fair share allocation" which is used to assign future construction need to various income categories.

The purpose of the income group goals is to ensure that each jurisdiction within a COG attains their share of the state housing goal without any relative disproportionate distribution of household income groups. The household income groups are defined according to the HUD AMI: Very Low (less than 50% of AMI), Low (50-80% of AMI), Moderate (80-120% of AMI) and Above moderate (greater than 120% of AMI).

For this housing element period (1998 – 2005), SCAG determined that 27 percent of the Coachella households are classified as Very Low Income, which is slightly more than the regional distribution of 26 percent. The income group with the highest allocation in Coachella is Above Moderate Income at 34 percent. This is well supported by the fact that virtually all housing constructed in Coachella over the last ten years has been affordable to Very Low, Low and Moderate Income households.

The SCAG RHNA indicates that the City should plan for an additional 1,488 housing units through 2005. This amounts to 212.5 units a year. Over the last ten years, 1,234 new units were constructed on Coachella; 123.4 units a year

[2] AMI is Area Median Income as defined by HUD on an annual basis for each county.

which is only 58 percent of the projected RHNA. The City has appealed the RHNA numbers and requested that the RHNA not be set any higher than the actual average number units developed each year – 123.4 x 7 = 864.

The appeals process is continuing as this housing element is prepared.

Figure 34

New Construction Need (1999 – 2005)

City of Coachella

Income Group	Construction Need
Very-low	402
Low	283
Moderate	301
Above-moderate	502
TOTAL	1,488
Source: 1999 SCAG RHNA	

SPECIAL NEEDS

Within every community there are identifiable groups who have special housing needs. As defined by housing element law, special needs groups are defined as: Elderly, Handicapped, Large Families, Single Parent Households, Farmworkers, and Homeless.

Elderly households often age-in-place, living in housing that is too expensive for their fixed incomes or structurally does not accommodate specific needs for assistance. Even though a senior citizen may have difficulty living in their own home, they often lack the options or mobility afforded to other segments of the population. They often have to leave their home community and relocate away from family and friends once they do find a suitable unit.

The purpose of this section is to determine the level of housing alternatives for all economic and other needs segments of the elderly community. For the purposes of this section, the senior population of Coachella is defined as persons over the age of 65 years.

In 1980, there were 285 senior households, which represented 13.0 percent of the total households in the City. Between 1980 and 1990, the number of senior

households increased at an average of 7.1 percent annually, approximately at the same rate of general household growth. Since 1990, the rate that senior households have increased has exceeded the City's total household growth rate. Currently, there are 700 senior households estimated in the City, 14.9 percent of the total City households. Comparatively, 13.1 percent of the City's households were 65 plus in 1990, while the County's and State's proportion of senior households was 24.5 percent and 19.3 percent, respectively. Most likely, the demand for senior housing options will increase as the baby boom generation ages.

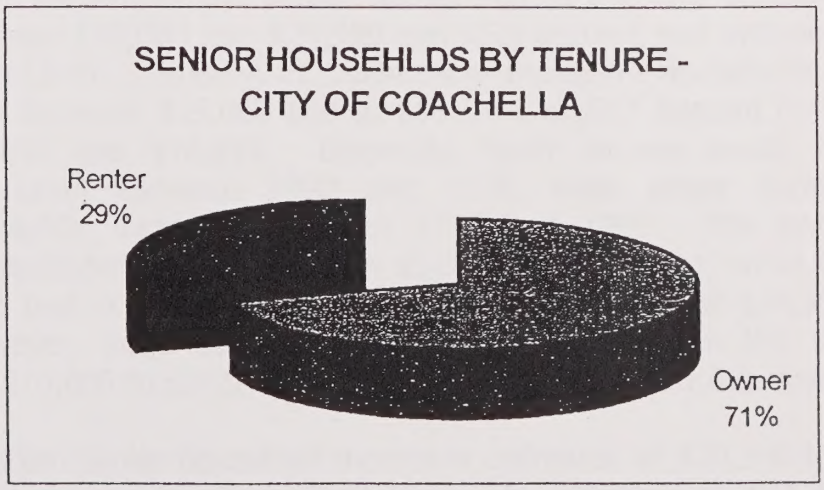
Figure 35

Senior Population Trends (Age 65+)

Year	Number	Change	Annual % Change
1980	491		
1990	837	346	7.0%
1999	1,337	500	6.6%
2004	1,567	230	3.4%
Source: 1980 &1990 Censuses; NDS			

In 1990, 143 (29.4 percent) senior households were renters, compared to 27.7 percent in the State and 18.9 percent in Riverside County. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership.

Chart 4



A majority of seniors (79.2 percent) live in family households, the remainder are in non-family households and none are in group quarters. Non-family households are persons living alone or with non-relatives only. Approximately 8.4 percent of the senior population live alone. There are no skilled nursing, intermediate care or congregate care facilities in the City of Coachella.

Figure 36

Senior Households By Family Status

Household Status	Number	Percent
In Family Households	663	79.2%
Householder	327	39.1%
Spouse	147	17.6%
Other Relatives	168	20.1%
Non-Relatives	21	2.5%
In Non-Family Households	171	20.4%
Male Living Alone	42	5.0%
Male Not Living Alone	10	1.2%
Female Living Alone	98	11.7%
Female Not Living Alone	9	1.1%
Non-Relatives	12	1.4%
In Group Quarters	0	0.0%
TOTAL	1,668	100.0%
Source: 1990 Census		

In 1990, 18.9 percent of the senior households in the City of Coachella had incomes between $15,000 and $24,999 and 36.9 percent had incomes between $5,000 and $14,999. Currently, 21.1 percent of the senior households in the City have incomes between $15,000 and $24,999, while 35.7 percent have incomes between $5,000 and $14,999. Generally, lower income senior households remained constant between 1990 and 1999, while upper income senior households slightly increased between 1990 and 1999. The only numeric decrease is attributed to the less than $5,000 income range, while the largest proportionate and numeric increase occurred in the $15,000-$24,999 income range. However, large numeric increases are expected in the $25,000 to $34,999 and $15,000 to $24,999 income ranges over the next five years.

The 1999 median senior household income is estimated at $20,340 for the City. Comparatively, the median household income is estimated at $23,709 for the entire city, which could put the senior households at some disadvantage when considering housing choices.

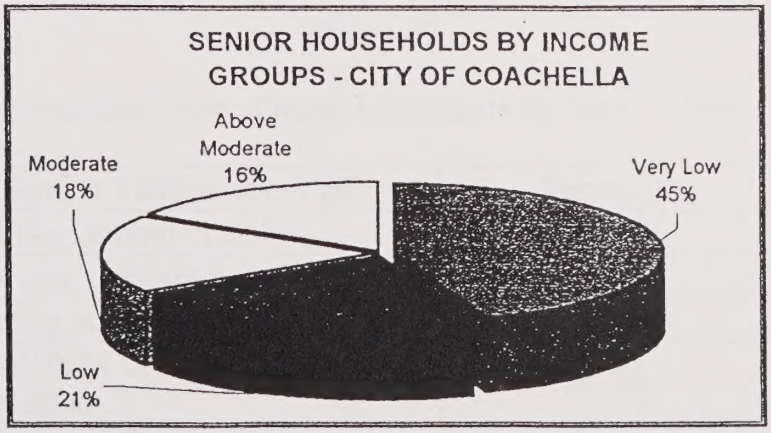
Figure 37

Senior Households By Income

Income Range	1990		1999		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than $5,000	26	5.2%	21	3.0%	-5	-2.1%
$5,000-$9,999	76	15.1%	125	18.1%	49	7.2%
$10,000-$14,999	109	21.7%	121	17.5%	12	1.2%
$15,000-$24,999	95	18.9%	146	21.1%	51	6.0%
$25,000-$34,999	87	17.3%	114	16.5%	27	3.4%
$35,000-$49,999	78	15.5%	104	15.1%	26	3.7%
$50,000-$74,999	31	6.2%	50	7.3%	19	6.8%
$75,000-$99,999	0	0.0%	6	0.9%	6	NA
$100,000 +	0	0.0%	2	0.3%	2	NA
TOTAL	502	100%	689	100 %	187	4.1%
Median Income	$20,104		$20,340		$236	1.2%
Source: 1990 Census; National Decision Systems						

In 1999, the HUD AMI, adjusted for a 1.5 person household, is estimated at $35,400. As a result, a high proportion of senior households in the City of Coachella are considered Very Low and Low income households. Specifically, 44.3 percent of the senior households are in the Very Low income group while 21.3 percent are in the Low income group. The Above Moderate income group has the smallest percentage of households in the City, 16.1 percent.

Chart 5



An important component of housing affordability for senior citizens is "overpayment" which is defined as monthly shelter costs (rent or house payment plus utilities) in excess of 30 percent of a household's gross income. According to the 1990 Census, 65.9 percent of the senior renter households were in overpayment situations and 10.0 percent of senior owner households were overpaying for shelter. In California, 64.4 percent of the senior renters and 17.6 percent of owner households overpay for shelter. In Riverside County, 60.7 percent of the senior renters and 22.1 percent of the senior owners overpay for shelter.

Figure 38

Overpayment By Senior Households By Tenure - 1990

Percent of Income to Shelter	Senior Renters	Senior Owners
Less Than 20%	13.8%	82.8%
20 to 24%	6.5%	0.0%
25 to 29%	9.4%	7.2%
30 to 34%	20.3%	7.2%
Greater Than 35%	45.7%	2.9%
Source: 1990 Census 4.3 percent of the Senior Renters were not computed		

According to the 1990 Census, 71.7 percent of senior persons in the City did not have a mobility or self-care limitation. In addition, 16.2 percent of the senior persons had either mobility and self-care limitations or self-care limitations. These senior persons may need some type of assisted living or residential care facility.

Figure 39

Coachella Senior Citizen Limitations By Type - 1990

Senior Limitation Type	Percent
Mobility Limitation Only	12.1%
Self-care Limitation Only	2.3%
Mobility and Self-care Limitation	13.9%
No Mobility or Self-care Limitation	71.7%
Source: 1990 Census	

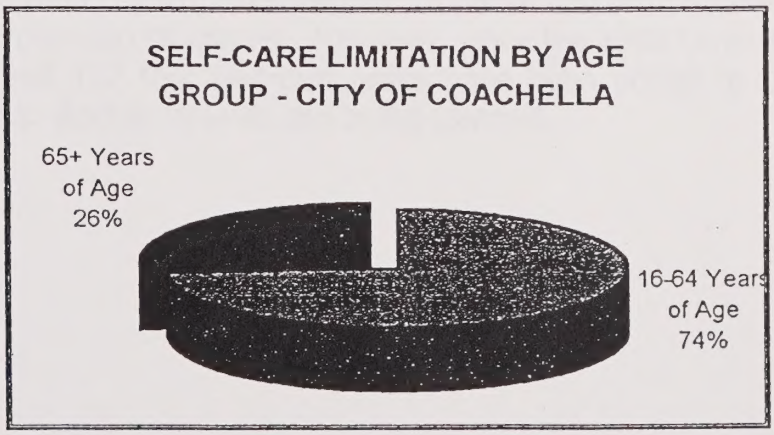
There are currently no senior apartment complexes in the City of Coachella; there are two intergenerational complexes with a total of 18 units designated for

senior citizens integrated with family units. All of the apartment complexes in the city are subsidized through various public programs, such as the HUD Section 202, but are geared towards low-income families and Farmworkers (two of the multifamily complexes are Farmworker only). Approximately 91.3 percent of the total multifamily units are 2-4 bedroom units, which are generally geared towards families. In contrast, only 8.2 percent of the units are one-bedroom units, which would generally be occupied by singles and seniors. Senior citizen restricted units are permitted in any residential zone but would require a Conditional Use Permit in non-residential zones. The City will be actively seeking a developer to provide independent retirement living, assisted living, residential care, or skilled nursing facilities.

Disabled Persons. Three types of disabled persons are considered as having special housing needs: Physically, Mentally and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services and medical services and accessibility within housing.

For the purposes of this section, disabled persons are considered as persons with mobility or self-care limitations. In 1990, a total of 998 persons lived in the City of Coachella with self-care or mobility limitations, excluding persons in group quarters. Of which, 73.9 percent or 738 persons were between the ages of 16 and 64 and the remaining 260 were 65 years of age or older. In total, persons 16 years of age or older with self-care or mobility limitations represented 5.9 percent of Coachella's population. By comparison, 5.0 percent of County persons over 16 years of age and 6.8 percent of State persons had a self-care or mobility limitation.

Chart 6



Source: 1990 Census

Generally, half of the disabled persons in the City have a work disability and might need some form of housing assistance. However, the proportion of disabled persons with a work disability significantly increases with age, so only 6.9 percent or 678 disabled persons between 16 and 64 years of age have a work disability in the City.

Figure 40

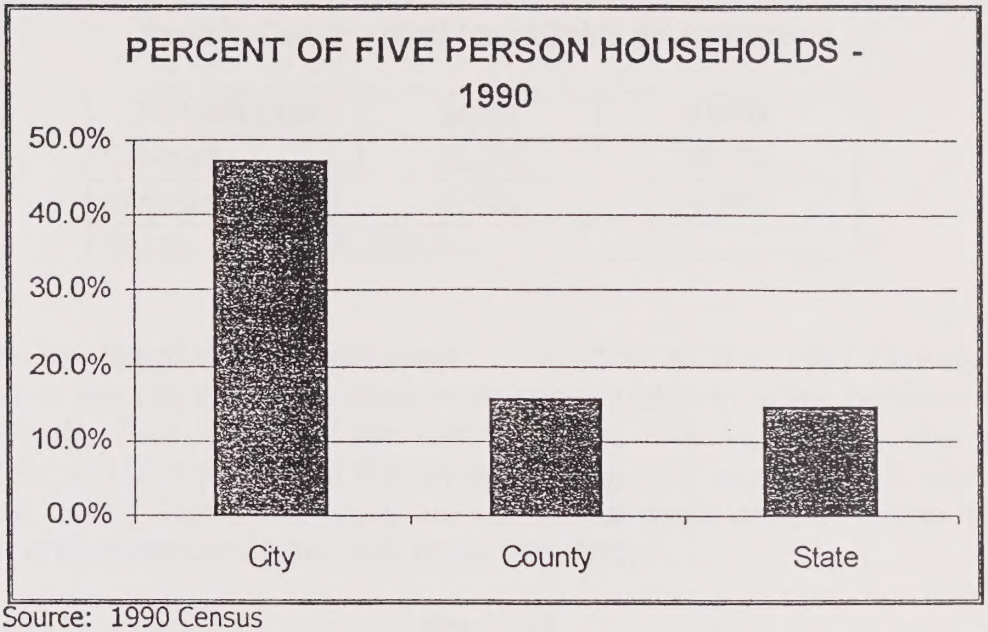
1990 Work Disability Status By Age Group

Work Disability Status	16-64 years		65 Years of Age		TOTAL	
	Number	Percent	Number	Percent	Number	Percent
With a work disability	678	6.9%	443	48.3%	1,121	10.4%
No work disability	9,156	93.1%	475	51.7%	9,631	89.6%
TOTAL	9,834	100%	918	100%	10,752	100%
Source: 1990 Census						

According to the 1990 Census, 27.7 percent of persons 16 to 64 years of age with a disability in the City were employed. Hence, 490 of the 678 disabled persons between the ages of 16 and 64 can be anticipated to need some form of residential assistance. There are, however, no residential facilities located in the City of Coachella that serve mentally, physically and developmentally disabled persons.

Large Families. As defined by housing element law a large family is a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multifamily market. Larger rental families with lower incomes may have difficulty locating larger affordable rental units such as three or more bedrooms. According to the 1990 Census, 50.9 percent of renter occupied households in the City were in overcrowded situations. However, since the 1990 Census, 197 three bedroom units and 117 four bedroom units have been added to the housing stock in Coachella. Additional units are being planned.

Chart 7



Source: 1990 Census

There are many very large households in the City of Coachella. In 1990, 47.2% percent of the households resided in five plus person households. At the same time, the County had 15.7 percent and the State had 14.5 percent of their households comprising of five plus persons.

In the City, the proportion of five plus person households has been increasing. For example, 39.8 percent of the persons were in five plus person households in 1980 and currently 47.2 percent of the population is estimated to reside in five plus person households. Between 1980 and 1990, the City of Coachella experienced an increase of 887 five plus person households.

Overcrowding occurs when larger households occupy a smaller housing unit and is defined by the Census as greater than one person per room. Generally, a room is defined as living rooms, dining rooms, kitchens, bedrooms and finished recreation rooms.

In 1980, 35.5 percent of the households in the City and 6.5 percent of the households in the County were overcrowded. In 1990, the proportion of overcrowded persons increased for both of the jurisdictions. While the County's proportion of overcrowded persons remained under the State level of 12.3 percent, the City's proportion of overcrowded households was significantly greater. **Furthermore, while the County's proportion of overcrowding occurred in renter households, the City's proportion remained about the same (49.1 percent of owner occupied and 50.9 percent of renter occupied).**

Figure 41

Percent Overcrowded Households by Jurisdiction

Jurisdiction	1980	1990
Coachella	35.5%	48.4%
Riverside County	6.5%	9.4%
Source: 1980 & 1990 Censuses		

Tenure by Number of Bedrooms. According to the 1990 Census, large portions of the City's housing stock were concentrated in a few bedroom types. For example, 74.2 percent of the renter housing units were either one or two bedrooms and 61.4 percent of the owner housing units were either three or four bedroom units. These unit types are considered more versatile in the housing market, and consequently are built more frequently.

Figure 42

Bedroom Type By Tenure

Bedroom Type	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 BR	0	0.0%	67	4.3%
1 BR	386	17.8%	591	38.2%
2 BR	440	20.3%	557	36.0%
3 BR	1,021	47.2%	314	20.3%
4 BR	309	14.3%	19	1.2%
5+ BR	9	0.4%	0	0.0%
TOTAL	2,165	100%	1,548	100%
Source: 1990 Census				

Approximately 915 renter households and 881 owner households were overcrowded in 1990. This situation is affected by large renter households unable to afford the larger ownership housing and a lack of larger rental housing units. For example, a total of 241 seven or more person renter households resided in the City in 1990, while there were no five bedrooms or larger and 19 four bedroom rental units in the City. At the same time, there were 318 owner occupied housing units with four or more bedrooms and 636 owner households with six or more persons.

Figure 43

Households By Size - 1990

Household Size	Owner Households		Renter Households	
	Number	Percent	Number	Percent
1 Person	169	7.8%	94	6.1%
2 Persons	248	11.5%	157	10.1%
3 Persons	282	13.0%	255	16.5%
4 Persons	437	20.2%	302	19.5%
5 persons	393	18.2%	263	17.0%
6 Persons	226	10.4%	236	15.2%
7+ Persons	410	18.9%	241	15.6%
TOTAL	2,165	100%	1,548	100%
Source: 1990 Census				

In sum, the Coachella housing stock has a significant shortage of larger rental units and a less severe shortage of large owner occupied units. Using 1990 figures, the City could absorb over 150 large units. The City will mitigate the chances of overcrowding situations by encouraging developers to include larger units in both multifamily and home ownership programs.

Farmworkers. According to the 1997 Census of Agriculture, Riverside County contains a total of 3,048 farms on 509,031 acres, which is much less than the 3,874 farms and 491,150 acres from the 1987 Census. Approximately, 45.1 percent of the farms are between one and nine acres in size and 79.3 percent are less than 50 acres. About half of the farms (1,428 farms) hired farm labor for a total of 23,417 workers, however, 40.0 percent of the farm laborers worked less than 150 days. The average 1997 annual payroll per worker was estimated at $5,488.

In October 1999, the Employment Development Department estimates 11,600 wage and salary farm production employees, which is a slight decrease from the October 1998 number of 11,300 workers.

According to the Employment Development Department, the Coachella labor force for the month of October was 9,120. The 1980 census estimated that 29.1 percent of the Coachella labor force was in the farming and the 1990 census projected 30.8 percent. NDS projects the current farming industry at 31.0 percent. Consequently, 2,827 Farmworkers are estimated to reside in the City of Coachella, utilizing the following formula:

EDD Labor Force Estimate x NDS Farmworker Industry Rate = Number of Farmworkers

9,120 x 31.0% = 2,827 Farmworkers

Figure 44

Farm Employment By Type – Riverside County

Employment Type	Number	Percent
Farm Production	11,600	62.7%
Farm Services	6,900	37.3%
TOTAL	18,500	100%
Source: EDD, 1999		

There are two multifamily complexes specifically for Farmworkers in the City of Coachella. Pueblo Nuevo Apartments contains 10 two-bedroom units, 20 three-bedroom units and 20 four-bedroom units for a total of 50 units. Additionally, Las Casas I and II Apartments combined contain 20 two-bedroom units, 52 three-bedroom units, 48 four-bedroom units and 4 five-bedroom units for a total of 128 units. Both of these complexes have long waiting lists for all units. There appears that there are 2,827 Farmworkers eligible for 178 units. Pueblo Nuevo Apartments and Las Casas I and II were developed and are owned by the Coachella Valley Housing Coalition (CVHC). The CVHC has been the catalyst for Farmworker housing and other low-income housing in the City and the Coachella Valley. The CVHC does not have any new Farmworker projects in development in the City of Coachella.

Farmworkers have housing problems resulting from low incomes, large household sizes relative to available housing stock, and the high mobility of many Farmworkers. Furthermore, acute housing shortages occur during periods of peak harvest time (March through May). Rural housing markets, State, local or employer-provided migrant housing centers have insufficient capacity to absorb large influxes of temporary workers. These factors lead to doubling up in overcrowded and substandard housing conditions, using buildings not intended for residential use as housing and homelessness.

The City of Coachella has a policy of permitting farmworker housing in all residential zones and in non-residential zones with a Conditional Use Permit to facilitate housing development.

Single Parent Households. According to the 1990 Census, there were 1,383 single-parent households in the City of Coachella. This equals just over 37 percent of all households. Of single-parent households, 312 (23 percent) were headed by males and 1,071 (77 percent) were headed by females.

Of the 295 households headed by a single male, 66 percent have children living at home. Of the 650 single women headed households, over 80 percent (521) have children living with them.

Poverty is a significant issue for female headed households, over 43 percent of them lived below the poverty level in 1990; 12 of single male households lived in poverty.

Homeless Persons (Persons in need of emergency shelter). The 1990 Census gathered data on homeless populations in a special operation titled "Shelter and Street Night". The purpose of the operation was to count the number of homeless persons found in four types of locations: (1) Emergency shelters for homeless, (2) Shelters with temporary lodging for runaway youths, (3) Shelters for abused women and their children, and (4) Open locations in streets or other places not intended for habitation. The Census coordinated with local governments through regional census centers (RCCs) or councils of government (COGs) to identify likely areas.

The nature and extent of the homeless population in the Coachella Valley is relatively small according to CVAG. The homeless are defined as persons "sleeping out" in cars, cardboard boxes, under bridges, etc. and those in emergency shelters. Services to the homeless are provided mainly by the Nightingale Manor which is an emergency shelter in Palm Springs providing temporary shelter for homeless families. It is jointly funded by Catholic Charities and the Riverside County Housing Authority, providing 12 rooms and 40 beds. Kathryn McMillan, Director of Catholic Charities, estimated that approximately 200 families and 500 individuals have utilized the facility in the past year. Catholic Charities also administers one-time rental assistance funded by various public and private agencies including a disaster relief program sponsored by FEMA a United Way sponsored program for persons in life-threatening situations and a program which provides up to three months rent for HIV infected individuals.

According to the staff at Catholic Charities, the primary reasons for homelessness include sudden illness and lack of medical insurance, family breakups, and seasonal job layoffs or reduction in hours. Some people find themselves stranded or homeless for short periods.

Other services for the homeless include the Coachella Valley Rescue Mission located in the adjacent City of Indio and the County of Riverside Community Mental Health Center also located in Indio. According to Ray Perry of the Rescue Mission, they provide 24 beds for men who can stay up to five days, and 15-18 beds for women and children who can stay up to 8 weeks. They also provide between 1,300 to 1,800 meals per month, showers, and various clothing items. The Community Mental Health Center provides services to the mentally ill and can provide shelter for 12 persons.

Martha's Village, a homeless shelter and service center is under construction in Indio. This campus-style facility will be located on an eight acre site and will provide housing for 120 homeless individuals as well as transitional housing for 12 families. All necessary support and social services will be located on the site.

As a result of numerous complaints from local business owners about transients loitering, panhandling, and being publicly intoxicated, the Coachella Police Department began an assessment of the homeless problem early in 1996. Several homeless camps were documented and approximately 100 individuals were thought to be residing within the City limits at that time. However, this number varies seasonally and as the weather gets hotter this number drops dramatically until the peak summer months when there is virtually no homeless individuals in the City.

Additionally, the City has a current inventory of all property. This inventory documents the size, General Plan designation and current zoning of each property. This list is available to assist shelter providers locate suitable sites for new development within the City. Homeless shelters could be permitted within any designation and such facilities would require a Conditional Use Permit within nonresidential zones. Depending on the nature of the shelter, a Conditional Use Permit may be required within residential zones.

III. HOUSING VISION STATEMENT

The purpose of this chapter is to assess state, regional and local housing issues, in order to provide a foundation for Coachella's Housing Program.

State Issues and Policies. In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels...Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

The 2000 DRAFT State of California Consolidated Plan includes a five-year housing strategy intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

1. Meeting low-income renters needs.
2. Meeting low-income homeowners needs.
3. Meeting the needs of homeless persons and households requiring supportive services.

Within the five year strategy is a list of strategies that are intended to address housing as a statewide concern:

1. Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources and fostering partnerships between housing providers).

2. Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects and mobile home ownership).

3. Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and manufactured homes, eliminating

duplicative environmental review procedures and revising regulations that add to the cost of housing development).

In 1999, the State issued the California Statewide Housing Plan Update. Key issues ascertained in the Housing Plan include:

- An increase in the level of housing construction is needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some areas of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

Regional Housing Policies. The Southern California Association of Governments (SCAG) is responsible for the development of regional housing policies for the six-county Southern California region. Two policy documents prepared by SCAG are the key to the regional program. First, the Regional Housing Needs Assessment (RHNA) provides an analysis of area-wide needs as well as a "fair share" distribution mechanism to assign responsibility for meeting housing needs for all economic segments of the community.

A second policy document is the Regional Comprehensive Plan and Guide (RCPG). This regional plan is designed as "...A guide for local governments to use in addressing regional issues; fulfilling local goals and objectives and satisfying state and federal requirements." The RCPG consists of many components including growth management, regional mobility and housing. Although the Housing Chapter does not contain legal mandates, the chapter does include a list of goals that is substantiated with a set of strategies and recommendations for local policy formation.

- Decent and affordable housing choices for all people (housing choices relative to incomes in the local work force, affordable housing needs and homeownership for young and minority households).

- Adequate supply and availability of housing (reducing major components of new housing cost, financing and the need for funding, and density as a lower cost housing option).

- Housing stock maintenance and preservation.

- Promote a mix of housing opportunities region-wide (social equity and equal housing opportunity)

In addition, the RCPG includes a chapter on growth management consisting of issues and polices. Generally, the growth management polices encourage localities to achieve balance between jobs and housing prices, reduce costs of infrastructure on new development, plan for transit oriented development, mixed use development, infill and redevelopment, bicycle/pedestrian development and a range or urban densities.

City of Coachella Housing Issues/Trends. Over the last Housing Element period, the Coachella Housing Program met and exceeded Regional Housing Needs Assessment (RHNA) goals. A variety of housing types and economic segments have been accommodated through the Housing Program. The City has played a significant role in meeting the housing needs of the region through 1999.

Coachella has continued to accommodate additional households and housing units. Construction has taken place on both in-fill sites and on vacant lands adjacent to existing development. Through the use of specific plans the City is ensuring a balance among housing types and land uses.

Six key household trends impacting Coachella's housing program are:

1. An increasing number Low and Very Low Income homeowners with housing that requires rehabilitation.

2. The City of Coachella is one of the last areas with vacant, developable, affordable land in the region. The rapid population growth across the Coachella Valley, which will impact the City with a demand for a more rapid development.

3. The City has a demonstrated need for larger rental and sales units to reduce the incidence of overcrowding and provide choice and mobility for large families.

4. All of the City's currently existing multifamily housing are government subsidized or subject to rent restrictions. The City needs to have some market rate rental units for households with incomes above 80 percent of Area Median Income (AMI).

5. The primary void in the single family housing market are for move-up homes for the moderate and above moderate income family. All the single family homes built in the City over the last five years have been affordable to the City's first-time home buyer program. Two income wage earners and professional persons must look in adjacent communities for a new home.

IV. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Article 10.6 of the California Government Code requires internal consistency among the various elements of a General Plan. It states that the General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. All other elements of the Coachella General Plan are being updated simultaneously with the housing element. City staff has reviewed the other elements of the General Plan and has determined that the housing element is consistent therewith. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all other elements of the General Plan.

The following elements were adopted in October 1997:

Land Use Element: includes policies and objectives to provide an adequate number of sites designated for all types of residential use and for supporting services and facilities.

Circulation Element: sets for policies and objectives to ensure that the streets, roads, an other vehicular and pedestrian access can support the development of a sufficient number of sites to permit the growth anticipated in the housing element.

Urban Design Element: includes policies and objectives for public lands, roads, and access landscaping, fencing, street lighting, and other urban design features in support of housing.

Infrastructure & Public Services Element: establishes goals, policies and objectives for the provision of governmental services and utilities such as domestic water service, irrigation water, wastewater collection and treatment, stormwater management, natural gas service, electric, telephone, and cable television service, solid waste disposal, law enforcement, fire protection, emergency preparedness, health care, city administration, public education, and public library to support the projected household growth in the City.

Economic Development Element: provides goals, policies and objectives relative to establishing and maintaining a healthy economic growth in the City.

Fiscal Element: identifies and establishes the City's official policy relative to the establishment and management of a fiscally sound City government.

V. HOUSING ELEMENT POLICY DIAGRAM

Housing Constraints: The City of Coachella recognizes the need to ensure that there is adequate housing, which is affordable to all income groups. However there are a number of potential constraints that can impede achievement of this goal including actions or policies implemented by both the public and private sectors. These potential constraints are discussed below.

Governmental Constraints

1. **State and Federal Policy:** Actions or policies of numerous governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the private sector to provide adequate housing to meet consumer demands. For example, the impact of federal monetary policies, federal budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air, Endangered Species, and Water Pollution Control Acts can impact all development.

2. **State Law:** State agencies and local government compliance with state statutes can complicate the development of housing. Statutes such as those in the California Environmental Quality Act and sections of the Government Code relating to rezone and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints, which cannot be altered by local governments.

3. **Municipal Codes:** Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Coachella.

Compliance with governmental laws or regulations can also incrementally add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements occupy an increasing share of the site. In some instances, developers must decide whether or not to build smaller units at the

maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

Building a higher number of small units can reduce costs and provide additional housing opportunities but does not accommodate the needs of families or provide a supply of move-up housing. Larger units should be made available to families but because of their size and lower density, the cost of these units is higher.

4. **Building Code Enforcement:** Within the City of Coachella, the code enforcement division is called the Neighborhood Enhancement Section. This name actually reflects the City's philosophy that the code officers have a duty to enforce public nuisances, identify serious deficiencies in building codes and other public safety issues, but their real job is to disseminate program information offering alternatives for people who are not in compliance.

Code Personnel work with apartment complex owners/managers to provide public safety information regarding site lighting and landscaping which will enhance crime prevention activities; they provide referrals to other municipal and social services; and they work with the Riverside County Homeless Prevention Task Force to find and assist homeless persons in finding assistance. Coachella's code enforcement program is not a constraint to housing development or preservation, it is an enhancement.

5. **Land use controls.** Of paramount concern is the General Plan. This policy document not only establishes the location and amount of land that will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units) that will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element, which has the most direct influence.

Within th City of Coachella, the R-E district is planned very low density residential estates that also allow horses. There are currently 198 acres zoned for this use. The R-S zoning district is aimed at low density, detached single family development and represents approximately 53 percent of the residential land in the City of Coachella. Land zoned R-S and R-O will accommodate 5,429 units; far more than will be developed over the next five years. The R-O district is similar to the R-S zone but allows smaller lots with an overlay and is meant to promote first-time homebuyer homes or in-fill lots. R-M currently comprises about 10 percent of vacant land and allows up to 14 units an acre without any density bonus. As zoned, 3,106 multifamily units could be built. Lot areas in the R-M zone are flexible and vary with actual use. The R-MH zone is specifically for mobile homes and mobile home parks. Over 1,300 mobile homes could be located in the City on appropriately zoned land. In addition, the City has planned development zoning districts

arranged to provide incentive for excellent and innovative design, such as small lot, zero lot, cluster developments, mixed density developments, mixed unit type developments, and common interest developments.

Figure 45
Residential On-site Property Development Standards

Category	R-E Residential Estates	R-S Residential Single Family	R-O Residential Overlay	R-M Residential Multifamily	R-MH Residential Mobile Home Subdivision
Minimum Lot Size	20,000 sq ft	6,000 sq ft corner lot = 7,200 sq ft	6,000 sq ft	SF = 6,000 sq ft MF = 3,000 sq ft per dwelling	4,500 sq ft
Maximum Coverage	40%	40%	40%	45%	N/A
Minimum Lot Width	100 feet	60 feet	varies according to lot size	varies according to lot size	40 feet
corner lot	100 feet	70 feet			40 feet
Minimum Lot Depth	100 feet	100 feet	100 feet	100 feet	90 feet
Front Yard	60 feet from center line 20 feet from property line	20 feet 12 feet for side-entering garage	20 feet	15 feet	20 feet
Side Yard	20 feet	5 feet 10 feet side entering garage	5 feet corner lots; 10 feet on street side	10% of lot width; 5 feet minimum	5 feet
Maximum Height	two stories or 35 feet, whichever is less	two stories or 30 feet, whichever is less	two stories or 35 feet, whichever is less	three stories or 45 feet, whichever is less	15 feet
Density	0 - 2 units per acre	0 - 6 units per acre	varies	0 - 14 units per acre	0 - 6 units per acre
Parking	2 enclosed per dwelling unit plus 2 in driveway	2 enclosed per dwelling unit plus 2 in driveway	2 enclosed per dwelling unit plus 2 in driveway	1 covered per dwelling unit plus 25%	2 enclosed per dwelling unit plus 2 in driveway

The acreage assigned to these residential categories along with the four approved specific plans within the City limits would accommodate approximately 29,000 dwelling units if full development potential were realized. The Zoning Map will be modified on an ongoing basis to be consistent with the General Plan Map. At the present time, there are more than 1,700 acres of vacant residential zoned land in addition to the approved specific plans, which would allow development of up to 10,155 dwelling units.

6. **Local Entitlement Processing and Fees.** Two aspects of the local government role in the housing delivery system have been criticized as placing undue burdens on the private sector's ability to build affordable housing. These are (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase finance and carrying costs and that fees and exactions increase expenses that are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

For many of the necessary development approvals, the City of Coachella charges fees to help defray processing costs. Fees, land dedication, or improvements are also required in most instances to provide an adequate supply of public park land and to provide necessary public works (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all additional costs are passed onto the ultimate product consumer in the form of higher prices or rents. A brief survey shows that the planning application fees charged by the City of Coachella are the lowest development fees in the Coachella Valley.

Figure 46

Regional Planning Fees – 1999

Coachella	Fee Type	Palm Springs	La Quinta	Palm Desert1	Indio	Indian Wells
$1,500 + $10/ac	General Plan Amendment	$1,535	$4,000	$50	$550	$2,350
$3,500 + $15/ac	Specific Plan	$1,675	$4,000	$500	Minimum $5,000	$2,300
$1,000 + $10/ac	Zone Map Amendment	$1,610	$2,710	$325	$550	$1,600
$500 + $10/ac + $5/unit	Conditional Use Permit	$1,610	$2,000	$140	$1,110 + $17/lot	$2,280
$1,500	Variance	$575	$1,700	$50	$305	$765
$500 + $50/lot	Parcel Map	$1,065	$500 + $250/lot	$250 + $2.50/lot	$1,050	$1,150
$300	Final Map	Varies	$1,000	Varies	$350 + $35/lot	$400
$500 + $10/ac	Minor Lot Line Adjustment	$260	$50/lot	Varies	$550 + $40/Acre	Varies
$750	Initial Study	$550	$500	$550	$705	$1,400
$600/sheet + 25% OH	Plan Check	Varies	Varies	$450	Varies	65% of BldgPermit

The time required to process an individual development varies tremendously from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. The following chart identifies the most common steps in the development review process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., moderately sized projects consistent with the General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances). Also, review and approval procedures often run concurrently. Such procedures save time, money and effort for both the public and private sector.

1 The City of Palm Desert has not raised fees since 1975-76; sales tax and TOT keep the City operations in the black.

Figure 47

Development Plan Review Procedures – Coachella - 2000

TYPE OF PROJECT	REVIEWING AUTHORITY
Single Family Addition	Building Permit
Granny Flat (secondary housing)	Community Development Director
Custom Homes, Individual lot	Building Permit
Single Family (4 or fewer units)	Building Permit
Single Family (5 – 9 units)	Architectural Review/Planning Comm.
Single Family (10 + Units)	Architectural Review/Planning Comm.
Multifamily (less than 10 units)	Architectural Review/Planning Comm.
Multifamily (more than 10 units)	Architectural Review/Planning Comm.

7. **Off-site Improvements:** In terms of off-site development standards, the following would apply:

Off-site improvements for residential development in the City of Coachella are determined by the review process where the project is described in detail in an Environmental Initial Study prepared under CEQA Guidelines and circulated to all Responsible Agencies for review and comment. The comments are included as conditions of approval for the project. The improvements are generally directly associated with the site being developed and typically are required to include:

- street paving, curb, gutter, sidewalk, street lights and street trees;
- bus turnout lanes;
- perimeter walls and landscaping;
- sewer connection;
- water connection;
- detention/retention of storm waters;
- provision for fire service including emergency access, adequate fire flow, fire hydrants;
- provision for police service including design for defensibility, emergency access,
- identification of site addresses, and exterior lighting,
- handicapped access
- undergrounded utilities (electricity, gas, cable tv); and
- school fees

8. **Infrastructure** constraints to achieving housing goals are those that impede development due to lack of adequate water, sewer lines, electricity, and other essential public services. Domestic water service within the incorporated city limits of Coachella is provided through the Coachella Municipal Water Department. The City owns and operates four wells and two reservoirs. A Master Water Plan for the City of Coachella is being developed and will be completed prior to the adoption of this housing element. It will include the City's formal adoption of the water master plan and identification of a capital improvement strategy to fund water infrastructure. With adoption of the water master plan, water supply, storage and distribution facilities are either available or planned by the City Municipal Water Department. Therefore, a lack of adequate water infrastructure is not expected to impede future development.

The Coachella Sanitary District is the primary provider of sewage treatment services within the incorporated City limits and currently operates a wastewater treatment facility with a capacity of 2.8 million gallons per day (MGD). According to a master sewer plan currently being completed, average daily flow to the plant was 1.9 MGD, or about 68 percent of capacity. The current capacity is not enough to handle all future projected growth in the City but enough capacity is available to accommodate a substantial amount of new development. In addition, the master plan calls for expansion of the existing treatment facility and construction of a new facility that would bring ultimate wastewater treatment capacity to more than 60 MGD.

Other services essential to residential development include the provision of natural gas and electricity. The Gas Company (TGC) provides natural gas to the City via three regional natural gas transmission pipelines. TGC representatives have indicated that future development in the City of Coachella can continue to be serviced from existing facilities, although line extension may be required in some areas. Electricity is provided to the City by Imperial Irrigation District (IID) through several overhead distribution lines ranging in power from 92 KV to 230 KV. IID has plans to upgrade its transmission system within the next ten to fifteen years and once completed will provide sufficient transmission capacity to serve future development in the City of Coachella and its sphere of influence.

The significance of the necessary public works improvements in determining final costs varies greatly from project to project and is dependent on the amount of existing improvements and nature of the project.

9. **Other development and construction standards** can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, building materials, landscaping, and textured paving) to improve the appearance of the development. Some of the concepts in the Urban Design section of the General Plan are examples. Other standards included in the

Uniform Building Code, state regulations regarding noise transmission and energy conservation, and certain local codes can also result in higher construction costs. While some of these features (interior and exterior design treatments) are included by the developer to help sell the product in the competitive market, or some features (energy conservation regulations) may actually reduce monthly living expenses, all add to the initial sales price, and are reflected in the sales price or rental rate.

Complying with Building Code standards that the City has adopted may add to the cost of construction but are seen as necessary to protect the health, safety and welfare of the citizens. Compliance does result in a greater construction cost up front but should ensure that the structures retain their structural integrity. However, the cost is relatively minor compared to the cost of allowing an area to deteriorate and require redevelopment.

Non-Governmental Constraints.

The private market influences the selling and rental prices of all types of housing, including both existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference. These factors are beyond the control of the City can affect the provision of affordable housing.

1. **Land Costs.** Coachella is primarily an agricultural rather than a resort community as are many cities in the Coachella Valley; it has been able to maintain relatively affordable residential land costs. According to local realtors with land price listings in Coachella, prices generally range from $15,000 to $35,000 per acre for single-family zoned land and between $30,000 and $45,000 for multifamily land.

In contrast, land prices in the more resort oriented communities (i.e., Palm Springs, Rancho Mirage, Palm Desert, La Quinta) in the valley generally range from $100,000 to $250,000 or more per lot depending on location and available infrastructure.

The primary issue facing the City of Coachella is that has a largest percentage of vacant developable land than any other city along the Highway 111 corridor. It is also the most affordable land and development cost area. A monitoring program needs to be implemented to ensure that the remaining land is developed according to an adopted plan providing housing and other land uses for all income levels.

2. **Construction Costs.** Labor and material costs are the other major areas other than land costs, which have a direct impact on the cost of housing. The cost of

residential construction varies greatly depending upon the quality and size of the home being constructed and materials used. According to the Building Industry Association, Desert Council, single-family residential construction in the Coachella Valley generally ranges between $35 and $62 dollars per square foot. However, developers who have constructed homes in the City of Coachella have indicated that construction costs are in the lower end of that range at about $35 to $37 per square foot. Therefore, construction costs for Coachella do not represent a significant hindrance to producing affordable housing. Significant increases in these costs, which the City has no direct control over, can directly affect the affordability of housing.

3. **Financing** costs can influence the ability of potential homebuyers to make a purchase and the ability of the developer to obtain financing can affect whether a housing project is built in the first place. The initial construction loan is relatively short-term and is not as affected by fluctuations in interest rates. The City has no control over interest rates, which are set by national economic trends. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates that peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's has seen interest rates drop dramatically, fluctuating between six and eight percent. Through 1999, the rates on a 30-year fixed rate mortgage have varied between seven and eight percent, roughly. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages have substantially decreased the effects of financing on the purchase of a home. Interest rates impact housing costs in two ways. First, the costs of borrowing money for the actual development of the dwelling units are incorporated directly into the sales price or rent. Second, the interest rate of the homebuyer's mortgage is reflected in subsequent monthly payments.

Figure 48

Housing Affordability By Income

Mortgage Interest Rate	ANNUAL INCOME				
	$16,000	$25,000	$30,000	$35,000	$45,000
	HOUSING COST				
11%	$46,250	$72,150	$86,600	$101,050	$129,900
9%	$54,600	$85,400	$102,500	$119,600	$153,750
8%	$63,640	$99,350	$119,250	$139,150	$78,900
7%	$70,200	$109,570	$131,500	$153,500	$197,350
6%	$77,900	$121,600	$145,900	$170,300	$219,000

Source: Laurin Associates Housing Finance Cost estimates, 1999

Another constraint is the **cyclical nature of the housing industry**. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries but appear to be more dramatic in the homebuilding sector because of susceptibility of the industry to changes in federal fiscal and monetary policies.

4. **Cost of Construction.** In 1999, construction costs range from $61.10 to $88.00 per square foot for single family units and $57.90 to $74.40 per square foot for wood frame apartments. Such costs can account for between 35 and 45 percent of the total housing costs. Rising construction costs also impact the ability of homeowners or landlords to provide needed rehabilitation of substandard dwelling units.

Figure 49

Single Family Residential Construction Cost Trends

SINGLE FAMILY CONSTRUCTION COSTS PER SQUARE FOOT				
Housing type	1990	1994	1996	1999
Average-Wood Frame	$47.66	$51.04	$55.17	$61.10
Good Quality-Wood Frame	$67.49	$73.23	$75.76	$83.90
Average-Masonry	$55.46	$57.15	$62.04	$68.70
Good Quality-Masonry	$71.16	$73.32	$79.33	$88.00
Source: Building Standards, Coachella Valley				

5. **Product design and consumer expectations** also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960's. Numerous interior and exterior design features (larger master bedroom suites, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive and sophisticated market such as Southern California, many consumers consider these "extra touches" as necessities when buying a new home and they should be willing to pay for them.

A significant constraint to many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for children. Although less noticeable to the average consumer, many design features such as stairs, hallways, doorways, counters, and plumbing facilities effectively restrict access for the elderly and disabled.

6. While not a current issue in the City of Coachella, **Condominium Conversion** can be a constraint on the maintenance of affordable housing stock. As the willingness to pay rent increases, the private market can push owners of affordable apartments toward conversion to condominiums units. Recent legislation has sought to curb the effects of condominium conversion on the maintenance of affordable housing stock. The Ellis Act is a state law that sets forth rights for the renters in apartments converting to condominiums, including restrictions on new rents. Also, proposed California Senate Bill 1106 would allow public agencies to regulate condominium conversions that adversely affect the affordable housing stock.

Constraint Removal Efforts

The City of Coachella can and has instituted a number of actions aimed at reducing the impact of the public sector role in housing costs. Major efforts have involved participation in federal and state housing programs that have resulted in the development of 642 lower income housing units since the adoption of the previous housing element. The City has also acted to reduce application processing time and residential development applications are generally completed within 60 days of submission. Multifamily projects and subdivision applications take longer due to CEQA requirements.

During 1990-91 the Residential Multifamily zoning ordinance was revised to accommodate innovative design options under the adopted Specific Plan District. The City's processing policies regarding "piggyback" or concurrent review of related applications for a single project also reduce overall time and costs.

The City's processing and development fee structure is below average for the cities in the Coachella Valley and does not pose a constraint to development.

The City provides cost reductions to developers through the Density Bonus and other incentive programs, while providing affordable housing to low and very low income households, including seniors. Cost reductions occur in form of concessions such as flexibility in site development standards and zoning code requirements, reductions in development fees and dedication requirements, financial aid, or accelerated plan check.

Through the Redevelopment Agency, the City provides cost savings through financing options. Activities include, but are not limited to homebuyer assistance, owner rehabilitation and rental rehabilitation.

Opportunities for Energy Conservation.

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses.

The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other subjects. Specific design provisions differ throughout the State depending upon local temperature conditions. Because of the warm climate, some of the insulation and heating standards are significantly less stringent in the Coachella Valley than current development practices voluntarily utilized by the building industry.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Land use policies also affect the consumption of energy for transportation. The historic pattern of high density suburban residential development has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized - residences and places of employment scattered over large areas - mass public transit become less feasible and the private auto becomes a necessity.

Although the regional pattern has already been established, opportunities still exist for energy sensitive land use and transportation decisions on a local level. Concentration of higher density housing and employment centers along major transportation corridors increases the convenience of public transit and may encourage reduced use of private automobiles with a corresponding reduction in vehicular fuel consumption. Integrated, or mixed-use developments provide the opportunity for people to live within walking distance of employment and/or shopping. By its nature, of course, this technique is more feasible and more effective when applied to large parcels of land. Under CEQA, the local transit

authority usually requests that new residential development provide transit facilities such as shaded bus stops.

Development. Solar energy is a viable alternate energy source for the City of Coachella. There are two basic types of solar systems, active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells generate the sun's rays directly to electricity and can substantially reduce one's electric bills. Technology has made these cells increasingly efficient and reduced their cost to the level which may make them more popular with the average consumer.

Although passive solar systems generally maximize use of the sun's energy and are less costly to install, active systems have greater potential application to both cool and heat a house and provide it with hot water and electricity. This may mean lower energy costs for Coachella residents. Such systems are not currently utilized by the development community on a widespread scale.

Approximately 50 percent of the City's housing stock has been built since 1980 and most likely these units benefit from Title 24 and other energy conservation measures. Also, the number of housing units built is increasing as large parcels of vacant land are developed in the City, so over the next few years a wide majority of the City's housing stock will benefit from Title 24 and other energy conservation measures in the future. Other energy conservation opportunities will come from the existing residences. Major opportunities for residential energy conservation in the City will include insulation and weatherproofing, landscaping and maximizing orientation and lowering appliance consumption.

The hot summer climate in Coachella and the rest of the Coachella Valley results in a high seasonal demand for energy, making conservation measures an important issue. The recent General Plan update contains policies related to energy conservation in its Urban Design, and Conservation Elements, including the following:

- Single-family lot layouts shall be designed to provide a majority of lots within 21 degrees of a north-south orientation for increased energy conservation.

- The City shall encourage energy conservation in the development of new projects through proper orientation of the building, shading standards, and by incorporating into City codes planning and building standards that reduce the consumption of energy resources.

- The City shall encourage the use of solar energy and other energy sources.

- The City shall explore the potential for the development of geothermal resources as an energy source.

VI. HOUSING GOALS, OBJECTIVES, POLICIES, AND ACTIONS

Coachella's housing goals concentrate on four specific aspects of the housing market. Goals are provided to address each of these issues, and policies are developed to support and implement each goal. The four priorities are:

1. providing adequate housing opportunities, accessibility and sites for all segments of the community;
2. preserving and enhancing existing housing and neighborhoods;
3. preserving affordability; and
4. encouraging coordination and cooperation.

Goal 1. It is the goal of the City of Coachella to provide adequate, suitable sites for residential use and development or maintenance of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the community at a level no greater than that which can be supported by the infrastructure. This goal can be achieved by adhering to the following policies.

Objective 1.1. Intergovernmental, public and private cooperation shall be encouraged to achieve an adequate supply of affordable housing.

Policy 1.1.1. Continue to establish and adopt objectives indicating the amount of housing needed to correct existing shortages and meet projected growth needs within the City. The goal shall be to meet the City of Coachella's fair share of the RHNA of 248 housing units per year.

Policy 1.1.2. Cooperate with large employers, the Chamber of Commerce, and major commercial and industrial developers to identify and implement programs to balance employment growth with the ability to provide housing opportunities affordable to the incomes of the newly created job opportunities.

Policy 1.1.3. Consider the effects of new employment, particularly in relation to housing demands, when new commercial or industrial development is proposed.

Policy 1.1.4 Allow and encourage developers to "piggyback" or file concurrent applications (i.e., rezones, tentative tract maps, conditional use permits, variance requests, etc.) if multiple approvals are required, and if consistent with applicable processing requirements.

Policy 1.1.5 Continue to work with the Riverside County Housing Authority and other County agencies to determine the need for affordable housing.

Actions: (1) Establish a relationship with the University of California, Riverside campus to take advantage of their research data on jobs and housing; (2) continue cooperation between the Redevelopment Agency and Community Development staffs to ensure the AB 1290 reports reflect the housing element policies and actions and vice-versa; (3) prepare a Jobs/ Housing Analysis Plan.

Responsible Agency: Redevelopment Agency, Community Development, Economic Development

Funding Source: General Fund and CDBG Planning/Technical Assistance Grant

Implementation Schedule: December 2002

Objective 1.2. The City shall make a conscientious effort to have housing units built that will accommodate all income levels and household types, while offering variety in housing unit types, sizes, and price ranges.

Policy 1.2.1. The City will encourage housing suitable to a variety of income levels and household sizes and types in specific plan zones, subdivision review and individual multifamily development review.

Policy 1.2.2. Encourage programs that address the housing needs of senior citizens, farmworkers, and the homeless.

Policy 1.2.3. Consider the potential impact on housing opportunities and existing residential neighborhoods when reviewing rezone petitions affecting residential properties.

Policy 1.2.4. Provide opportunities for the development of well planned and designed projects combining compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.

Actions: (1) Develop a checklist to be used by the Planning staff that will designate the adopted housing program as one of the items to be addressed; (2) continue to permit senior citizen, farmlabor, and homeless designated housing in all residential

zones and in non-residential zones with a Conditional Use Permit; (3) update the City's Five Year Housing Plan to provide for the City's direct participation in the development of new senior citizen housing.

Responsible Agency: Redevelopment Agency, Community Development, Economic Development

Funding Source: General Fund and Redevelopment Agency Set-Aside Funds

Implementation Schedule: December 2001

Objective 1.3. Continue to promote handicapped access in new housing developments and facilitate design modifications for the handicapped in existing facilities.

Policy 1.3.1. The Building and Planning Departments will continue to review new development plans for conformance with codes and standards related to handicapped access.

Actions: (1) Review codes and standards on an annual basis to ensure they reflect the most up-to-date requirements.

Responsible Agency: Community Development

Funding Source: General Fund

Implementation Schedule: December 2001

Objective 1.4. To ensure that code amendments to development standards and/or processing requirements do not adversely impact housing costs.

Policy 1.4.1. Proposed Code changes and amendments will not adversely impact housing costs.

Policy 1.4.2. Include an assessment of the impacts of the proposed regulations and/or development standards on housing costs in the evaluation of proposed amendments to Municipal Zoning Code provisions affecting residential construction and development.

Actions: When new or revised codes are being considered, the cumulative impact on development standards and housing costs will be analyzed and impacts will be mitigated by including the review on the checklist to be developed. under objective 1.2, above.

Responsible Agency: Community Development

Funding Source: General Fund

Implementation Schedule: July 2001 and Ongoing

Objective 1.5. Provide information on available vacant land.

Policy 1.5.1. Develop an updated inventory of vacant and under-utilized sites. Provide this inventory to developers and service agencies interested in producing affordable housing.

Policy 1.5.2. Work with the real estate development community to utilize the Internet to provide data on available land on the City's Web Site.

Actions: (1) Provide for an annual review of the vacant and under-utilized sites that was prepared as part of the housing element update; (2) Provide updated information to the development community through the City's web site and direct mailings to interested real estate professionals

Responsible Agency: Community Development

Funding Source: General Fund

Implementation Schedule: December 2001 and Ongoing

Goal 2. To accommodate housing which is affordable to all households.

Objective 2.1. The City will facilitate and assist in the development of low and moderate income housing.

Policy 2.1.1 Provide incentives (i.e., density bonus units, fast-tracking, etc.) to developers of residential projects who agree to provide the specified percentage of units mandated by State law at a cost affordable to Very low and/or Low income households.

Policy 2.1.2. Encourage developers to employ innovative or alternative construction methods to reduce housing costs and increase housing supply.

Policy 2.1.3. Continue to allocate Home and Redevelopment Agency Low to Moderate funds to direct housing-related programs.

Policy 2.1.4. Support the continuation and expansion of federal housing assistance programs for Very-low, Low and Moderate-income households.

Policy 2.1.5. Recognizing the effect of supply and demand on prices for housing and other commodities and encourage development of residential uses on vacant parcels where appropriate.

Policy 2.1.6. The City will assist developers and sponsors of low and moderate income housing through:

a. Land write-downs.
b. Giving consideration to low and moderate income housing developments in the processing of applications.
c. Consider having the Redevelopment Agency utilize Land Banking techniques to provide sites for senior citizen housing in the downtown area.
d. Exploring all the available funding sources for assistance such as Redevelopment Agency Set-Aside, CDBG, HCD, CHFA, HUD, and USDA.

Policy 2.1.7. Encourage the development of planned use developments to concentrate development, minimize costs related to infrastructure, and to provide adequate amenities to ensure the quality of life for Coachella residents.

Actions: (1) Include the referenced policies in an amendment to the City's Zoning Ordinance; (2) pro-actively contact developers and solicit proposals for the development of senior citizen housing and first-time homebuyer houses; (3) continue to coordinate with CVAG, the County of Riverside, and state-wide organizations to support federal and state efforts to increase money available for affordable housing.

Responsible Agency: Community Development, Economic Development, Redevelopment Agency

Funding Source: Redevelopment Agency and General Fund

Implementation Schedule: July 2002

Objective 2.2. Encourage the use of federal and state "below market rate" housing programs.

Policy 2.2.1. Encourage local builders to provide sufficient housing stock for participants in first time homebuyer and other "below market rate" home purchase programs.

Policy 2.2.2. City staff shall continue to inform lenders of financing opportunities within the community.

Policy 2.2.3. Provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State housing programs/grants.

Actions: (1) Monitor timing, eligibility, and amounts of funds available from all federal, State, and local funding sources; (2) use regular updates on the City's web site to inform public and private parties of the programs available.

Responsible Agency: Community Development, Economic Development, Redevelopment Agency

Funding Source: General Fund, Redevelopment Agency

Implementation Schedule: July 2002 and annually at the time of the AB 1290 report update

Objectives 2.3. Increase ownership opportunities for prospective first-time homebuyers through mitigation of land costs and/or financial assistance.

Policy 2.3.1. Maintain residential zoning districts and development standards that encourage the development of single-family housing products (i.e., small lot or zero-lot line subdivisions) that are affordable to first-time homebuyers. Continue to participate in the State's Small Cities Programs.

Actions: (1) Continue to participate in the State's Small Cities Program by applying for HOME first-time homebuyer funds and CDBG infrastructure funds; (2) required that zone code

amendments consider lot size and set back restrictions as they specifically relate to affordable housing.

Responsible Agency: Community Development, Economic Development

Funding Source: HOME, CDBG

Implementation Schedule: Fall 2001 and every year thereafter

Objective 2.4. Provide information regarding housing assistance to qualified Very-low, Low and Moderate income households. As of March 2000 63 households were receiving Section 8 Existing assistance. This level of assistance is expected to be maintained as a continuation of the current Section 8 program or as a somewhat revised program.

Policy 2.4.1. Provide information on the availability of Housing Authority programs to qualified residents.

Actions: (1) Coordinate with the Riverside County Housing Authority on a quarterly basis to determine the availability of new Section 8 assistance; (2) Obtain and distribute Housing Authority literature in public areas

Responsible Agency: Community Development

Funding Source: General Fund

Implementation Schedule: December 2001 and quarterly thereafter

Objective 2.4. Facilitate and assist development of housing for moderate and above moderate income households for move-up and executive homes and rental units.

Policy 2.5.1. Develop and implement an incentive program for development of moderate and above moderate rental and sales homes.

Actions: (1) Hold periodic information meetings for possible developers; (2) attend various housing and economic development related conferences to provide information to the development community

Responsible Agency: Economic Development

Funding Source: Redevelopment Agency

Implementation Schedule: Immediate an ongoing

Goal 3. It is the goal of the City of Coachella to initiate all reasonable efforts to preserve the availability of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long into the future as is physically and economically feasible.

Objective 3.1. To maintain and conserve the structurally sound existing housing supply in a safe and serviceable condition while eliminating housing deficiencies and preventing further deterioration.

Policy 3.1.1. Develop standards for new development with emphasis on site (including minimum site security lighting) and building design to minimize vulnerability to criminal activity.

Policy 3.1.2. Actively enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above are deemed to constitute a health, safety or fire hazard.

Actions: (1) amend zoning ordinance to include information from public safety personnel that will minimize individual residents' vulnerability to criminal activity; (2) use the Code Enforcement activities as a means of reaching out to and identifying qualified families for the City's housing rehabilitation program and provide education and training in these areas

Responsible Agency: Community Development, Economic Development

Funding Source: General Fund

Implementation Schedule: July 2002

Policy 3.1.3. Provide incentives (loans, grants) from the Redevelopment Agency to homeowners in existing owner occupied residences within the City to use for the rehabilitation of their property.

Policy 3.1.4. Implement rehabilitation loan and grant programs for Low and Moderate-income homeowners and rental property landlords to encourage full utilization of the City's existing housing stock as long as funds are available.

Policy 3.1.5 Encourage the private sector to take a role in the assistance to Low-income households to rehabilitate substandard or deteriorated units.

Actions: (1) Use a specified portion of the City's Redevelopment Agency Set-aside funds for a loan and grant housing rehabilitation program

Responsible Agency: Economic Development

Funding Source: Redevelopment Agency

Implementation Schedule: July 2001

Policy 3.1.6. In the development of public projects, require an analysis of potential displacement of existing residences with an emphasis on minimizing displacement.

Actions: Review the City's Relocation Plan to ensure there are appropriate benchmarks in place to minimize displacement

Responsible Agency: Economic Development, Community Development, Redevelopment Agency

Funding Source: Redevelopment Agency

Implementation Schedule: July 2001

Policy 3.1.7. Install and upgrade public service facilities (streets, alleys, and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

Actions: (1) Utilize the CDBG General ten percent set-aside for curb, gutter, and sidewalk repair and installation; (2) explore infrastructure funding from USDA and other federal sources

Responsible Agency: Economic Development

Funding Source: CDBG, General Fund, USDA, CalTrans

Implementation Schedule: Spring 2002

Policy 3.1.8. Encourage the development of housing that fulfills specialized housing needs.

Actions: (1) Prepare a professional market study to determine the specific demand for each type of special needs housing; (2) provide information regarding the need for large rental units, senior citizen housing, farmlabor housing to developers and offer incentives to the development community willing to meet a potion of that need.

Responsible Agency: Economic Development

Funding Source: Planning/Technical Assistance grant, Redevelopment Agency

Implementation Schedule: July 2002

Policy 3.1.9. Establish code enforcement as a high priority and provide adequate funding and staffing to support code enforcement programs. This will preserve and create attractive, safe neighborhoods with good housing and other facilities; ensure that the quality of dwelling units shall be adequate to protect the health, safety, and general welfare of the residents; ensure that residential and other development standards are consistent with existing codes

Policy 3.1.10. Embark on a demolition program for dangerous buildings.

Actions: (1) Integrate the code enforcement activities with housing activities so that residents will receive the information necessary to access rehabilitation and other programs; (2) provide training to code enforcement officers that stresses

neighborhood beautification and improvement rather than legal and punitive methods; (3) explore the possibility of the Redevelopment Agency buying dangerous properties, demolishing structures, and either land-banking for future use or offering the site to developers for construction of affordable housing.

Responsible Agency: Economic Development

Funding Source: General Fund

Implementation Schedule: December 2001

Objective 3.2. Explore ways to finance, staff and support local community revitalization and housing rehabilitation programs, senior citizens home repair, energy conservation, weatherization and self-help preventive maintenance programs

Policy 3.2.1. Continue to increase staff knowledge of funding sources, program designs, and funds available for various self help maintenance, conservation, weatherization, and rehabilitation programs. Staff will continue to actively participate in the CVAG Housing Committee process and will take advantage of informational seminars and resources to remain updated on current programs.

Policy 3.2.2. Formalize the City's Neighborhood Revitalization Program with Redevelopment Agency Funds. The program will assist neighborhoods to clean up, remove trash, paint or repair fencing, and perform minor landscaping toward the goal of improving the entire neighborhood.

Actions: (1) Seek and find training for Economic Development staff, including code personnel; (2) appoint a representative and an alternate to the CVAG Housing Committee; (3) distribute information on City neighborhood programs in City water bills.

Responsible Agency: Economic Development

Funding Source: Redevelopment Agency

Implementation Schedule: July 2002

Objective 3.3. Continue to promote the coordination of all jurisdictional levels responsible for health and safety to reduce crime, and promote fire and health safety.

Policy 3.3.1. Continue to expand the Neighborhood Watch Program to ensure safe and healthy living conditions in existing neighborhoods. This is an ongoing program undertaken by the Riverside County Sheriff's Department.

Objective 3.4. Support ordinances and systems that provide reasonable protection for renters.

Actions: (1) Continue participation by Economic Development staff in the SAFE Cities Committee and other groups and committees that bring together representatives of public safety, code enforcement, and regional representatives.

Responsible Agency: Economic Development

Funding Source: Redevelopment Agency

Implementation Schedule: July 2001

Goal 4. To eliminate arbitrary housing discrimination based on race, religion, ethnic origin, marital status, age, sexual orientation or physical characteristics.

Objective 4.1. Fair Housing Laws shall be supported to protect against arbitrary housing discrimination and promote equal housing opportunity.

Policy 4.1.1. Support the enforcement of the Fair Housing Laws to protect against housing discrimination, provide adequate information about renters rights, and promotes equal housing opportunity. This function is an ongoing part of the Code Enforcement Officer's job, who has developed contacts with professionals in the field and utilizes them for referrals, technical assistance and community education.

Policy 4.1.2. Make information on fair housing services available to the public.

Actions: (1) Seek and find agencies that can advise and provide legal services in instances of housing discrimination; (2) provide educational and outreach materials in English and Spanish on the web site and at City Hall and Library; (3) continue to train Housing staff so they can provide referrals and assistance in tenant/landlord relations; (4) establish a complaint referral program.

Responsible Agency: Economic Development

Funding Source: Redevelopment Agency

Implementation Schedule: July 2002

VII. HOUSING PROGRAMS

The City of Coachella will participate in the following housing programs:

1. **HOME Program.** The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. For the City of Imperial, HOME funds are made available on an annual competitive basis through the State Department of Housing and Community Development (HCD) small cities program. Up to $1-million is available to develop and support affordable rental housing and home ownership affordability. Activities include acquisition, rehabilitation, construction, and rental assistance.

Since 1998 the City of Coachella has been awarded three HOME grants for a first-time homebuyer down payment assistance program (FTHB). A total of 23 units were assisted in 1998 and an additional 22 homebuyers were assisted in 1999, an additional 19 have been funded in 2000. It is anticipated that the City will apply for future funding for FTHB and Renter or Owner Occupied Rehabilitation (ROR), or for Rental New Construction as follows:

	YEAR				
ACTIVITY	2001	2002	2003	2004	2005
*HOME FTHB	$500,000	$350,000	$350,000	$350,000	$350,000
*HOME ROR	$250,000	$250,000	$250,000	$250,000	$250,000
OR					
*HOME [1] Rental New	$1,000,000	N/A[2]	$1,000,000	N/A	$1,000,000

Source: City of Coachella, Draft Five-Year Housing Program, March 2000

2. Coachella participates in the **State Small Cities CDBG Program**. It has been successful in obtaining grants in 1997, 1998, and 1999. The 1997 grant was used to fund a child care center; 1998 was used for a first-time homebuyer down payment assistance program for 14 households; funds for 1999 were used to support the Boys and Girls Club of Coachella. The City did not receive funds in 2000, but anticipates getting funds in 2001 for senior citizen services and new construction for the Boys and Girls Club.

[1] HOME programs have performance criteria; generally an applicant cannot meet those criteria sufficiently to enable them to apply *each* year for the grant. Every other year has a better chance.

[2] Generally rental housing new construction funds are applied for every-other year since it may take a full two years for a project to go through all approvals at the Tax Credit Allocation Committee.

ACTIVITY	YEAR				
	2001	2002	2003	2004	2005
*CDBG Rental Rehab		$300,000	$300,000	$300,000	$300,000
*CDBG Infra-structure			$200,000	$200,000	$200,000
CDBG Social Services	$200,000	$200,000			
CDBG New Construction	$300,000				

Source: City of Coachella, Draft Five-Year Housing Program, March 2000

3. **Redevelopment Agency Tax Increment Funds**. As required by State law, the Coachella Redevelopment Agency (RDA) sets aside 20 percent of the gross tax increment revenues received from the Redevelopment Area into a low to moderate income housing fund for affordable housing activities.

According to the AB 1290 Five Year Implementation Plan, prepared in May 1998, $503,8730 will be available for expenditure on housing programs in fiscal year 1999-2000. Subsequent years' funding is listed below. The expenditures are on the following types of programs:

- Owner and Rental Rehabilitation Programs
- Acquisition/Rehabilitation Programs
- Home Owner/New Construction

ACTIVITY	2001	2002	2003	2004	2005
Bond receipts	$1,150,000	$1,150,000	$1,150,000	$1,150,000	$1,150,000
RDA Set Aside	$3,253,250	$3,253,250	$3,253,250	$3,253,250	$3,253,250

Source: City of Coachella, Draft Five-Year Housing Program, March 2000

4. **Low-income Housing Tax Credit Program (LIHTC).** The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 55 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on

a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations. Six existing complexes and two new ones, under construction, have partial funding from the LIHTC program.

5. **Riverside County Housing Authority**. The Riverside County Housing Authority administers two programs: Conventional Housing or Low Rent Public Housing and Section 8 Certificate and Voucher Program. The Conventional Housing Program includes housing developments that are managed and maintained by the Authority; there are no Housing Authority units in Coachella.

The Section 8 Certificate Program is a tenant-based rental subsidy administered by Riverside County. Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate for any "decent, safe and sanitary housing." The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. The Housing Authority subsidizes the difference between the tenant's portion and the rent. The actual rent is restricted by Fair Market Rents (FMR), as determined by HUD. The Section 8 Voucher Program is basically the same as the Certificate Program, except the tenant's housing choice is not restricted by the Fair Market Rents.

As of April 2000, the Housing Authority serves 7,214 families, Countywide. In the East Valley Area (Cherry Valley/Banning East to Blythe – including Coachella) a total of 1,844 families have active vouchers. Within the City of Coachella, 63 families have active vouchers/certificates. There are 20,415 families on the Section 8 waiting list for all areas of Riverside County, including 14,521 who are considered extremely low income, with incomes at or below 30 percent of Area Median Income (AMI). The Waiting List does not identify families by city preference.

6. **Community Reinvestment Act (CRA).** Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with local lenders to discuss future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.

7. **The Affordable Housing Program (AHP) and Community Investment Program (CIP)** are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. Local service is provided by the San Francisco Federal Home Loan Bank District. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.

8. **The Urban Predevelopment Loan Program,** conducted through HCD, provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

9. **Acquisition and Rehabilitation (a component of the Multifamily Housing Program)** is conducted through HCD for acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is in the form of low interest construction and permanent loans. Local government agencies, private nonprofit and for-profit organizations are eligible applicants.

10. **Farmworker Housing Grant Program** is administered and conducted by HCD for the construction and rehabilitation of farmworker housing with an emphasis on home ownership. The program provides grants and long-term loans as well as interim financing and technical assistance. The City of Imperial could apply for up to $300,000 which would require matching funds of $150,000.

VIII. QUANTIFIED OBJECTIVES

Quantified Objectives for Affordable Housing Units includes both rental and purchase units. During 1998 a total of 133 units were constructed in the City of Coachella, 72 low income apartment units and 61 single family units of which 56 were affordable to very low or low income households; 23 of those were assisted with first-time homebuyer funds. The five remaining units were affordable to moderate income households without assistance. In 1999 a total of 8- low-income apartment units were constructed. Eight single family homes were built of which 75 were affordable to low and very low-income households. Twenty of the low-income households were assisted with first-time homebuyer funds.

Figure 50

Quantified Objectives for Affordable Units (1998 - 2005)

Year	Affordable Units	
	Rental	Sales
1998	72	56
1999	80	75
2000	33	34
2001	33	34
2002	33	34
2003	33	34
2004	33	34
2005	33	34
TOTAL	350	335

Funding Sources. The multifamily complexes have all been assisted with Low Income Housing Tax Credit (LIHTC) and City Redevelopment Agency funds. It is anticipated that the market will continue to provide affordable housing throughout the housing element period. The single family homes have been developed without governmental assistance; however, some of the households were assisted by the City's CDBG or HOME first-time homebuyer program.

Responsible Departments or Agencies. Economic Development Department and Community Development Department.

Implementation Schedule. Ongoing.

Quantified Objectives For Moderate and Above Moderate Housing Units includes both rental and purchase units. During 1998 no moderate or above moderate rental housing units were constructed. In fact, there are no rental units for moderate and above moderate income households anywhere in the City. Only five single family homes were built in 198 and an additional five units in 1999 that were for moderate and above moderate income households. At the present time, upwardly mobile families tend to move to adjacent cities for housing or stay in existing residences.

It is anticipated that the housing market will not provide the 8-3 units needed for moderate and above moderate income households over the housing element period and there are no existing housing programs to entice developers to build for those income ranges. The City recognizes that there is a goal and quantified objective for those 803 units, as established by the Regional Housing Needs Allocation (RHNA).

Figure 51

Quantified Objectives For Moderate Income+ Units (1998 - 2005)

Year	Moderate Income+ Units	
	Rental	Sales
1998	0	5
1999	0	5
2000	25	108
2001	25	107
2002	25	107
2003	25	107
2004	25	107
2005	25	107
TOTAL	150	653

Funding Sources. Private Housing Market

Responsible Departments or Agencies. Economic Development Department and Community Development Department.

Implementation Schedule. Ongoing.

Quantified Objectives For First Time Homebuyers. The City of Coachella has participated in three first-time homebuyer down payment assistance programs, one with CDBG funds and two with funding from the HOME program. It is anticipated that the City will continue to apply for HOME funding through the housing element period.

Figure 52

Quantified Objectives For First-time Homebuyers (1998 - 2005)

Year	First-time Home Buyer Units
1998	23
1999	20
2000	20
2001	15
2002	15
2003	12
2004	12
2005	12
TOTAL	129

Funding Sources. The single family homes have been, and will continue to be, developed without governmental assistance; however, some of the households were and will be assisted by the City's CDBG or HOME first-time homebuyer down payment assistance programs.

Responsible Departments or Agencies. Economic Development Department and Community Development Department.

Implementation Schedule. Ongoing.

Quantified Objectives For Housing Rehabilitation. The City has recently adopted a Five-Year Housing Program that includes an owner occupied (OOR) and renter occupied (ROO housing rehabilitation program along with a Neighborhood Revitalization Program.

Figure 53

Quantified Objectives For Housing Rehabilitation (1998 - 2005)

Year	Owner Rehabilitation	Rental Rehabilitation	Neighborhood Revitalization
1998			
1999			
2000	3	3	5
2001	5	3	5
2002	3	3	5
2003	3	3	4
2004	3	3	4
2005	3	2	3
TOTAL	20	17	26

Funding Sources. City of Coachella Redevelopment Agency and CDBG

Responsible Departments or Agencies. Economic Development Department and Community Development Department.

Implementation Schedule. September 2000

Quantified Objectives Summary. Based on the above listed objectives and past development tends, the City should be able to construct 685 affordable units and rehabilitate or assist with neighborhood problems approximately 63 units between 1998 and 2005. Unless market forces change dramatically, the City may not meet its moderate and above moderate income housing needs.

Figure 54

Quantified Objectives For Moderate Income+ Units (1998 - 2005)

Income Group	New Construction	Rehabilitation	TOTAL
Very Low	402	27	429
Low	283	26	309
Moderate	301	10	311
Above Moderate	502	0	502
TOTAL	1,488	63	1,551

THIRTY-DAY COMMENT PERIOD DOCUMENTS

AND

COMMENTS FROM OTHER AGENCIES

City Council Meeting of
December 13, 2000

Honorable Mayor and Members of
the Coachella City Council

GENERAL PLAN AMENDMENT #00-03, ENVIRONMENTAL ASSESSMENT#00-11, OPENING THE 30-DAY PUBLIC COMMENT PERIOD FOR THE DRAFT HOUSING ELEMENT OF THE CITY OF COACHELLA GENERAL PLAN 2020. THE PUBLIC REVIEW PERIOD COMMENCES ON WEDNESDAY, DECEMBER 13, 2000 AND CONCLUDE ON THURSDAY, JANUARY 11, 2001.

BACKGROUND:

On behalf of the City of Coachella, Laurin & Associates has prepared a draft Housing Element of the General Plan 2020. The Planning Commission and City Council previously held a joint workshop on the Housing Element on October 18, 2000. Following the close of the 30-day public comment period, revisions will be made to the Housing Element, which will then be submitted to the California Department of Housing and Community Development (HCD). HCD will review the element and may request revisions in the document. If requested by HCD, Laurin & Associates will make the necessary revisions to the element. The Housing Element will then return to the City Council for a final review and certification. We anticipate that the entire process will take 90 days.

A copy of the Housing Element is on file in the City of Coachella Department of Community Development and is available for public review and comment. Written comments may be submitted to the Department of Community Development, Attention: Alexander P. Meyerhoff, Associate Planner, during the 30-day period. The mailing address is 1515 Sixth Street. Coachella, CA 92236.

The Housing Element is one of the seven state-mandated elements of the General Plan.

FISCAL IMPACT: None

Craig Graves, Finance Director

RECOMMENDATION:

Staff recommends that the City Council open the 30-day public comment period and accept public testimony at this meeting.

Respectfully submitted,

Alexander P. Meyerhoff
Associate Planner

Concur:

Susan E. Williams
Director of Community Development

Concur:

Byron L. Woosley
City Manager

Attachments: A – Draft Housing Element (distributed to City Council on October 13, 2000)

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City of Coachella
Housing Element
Public/Agency Comment log
Alexander P. Meyerhoff
11/07/2000

Comment number	Received	Agency	To Laurin Associates
1	10/24/2000	Coachella Building Department	
2	10/24/2000	Korve Engineering	
3	10/25/2000	Coachella Public Works Supervisor	
4	10/30/2000	Riverside County Sheriff's Department	
5	10/31/2000	Desert Sands Unified Aschool District	
6	11/02/2000	Coachella Valley Unified School District	
7	11/06/2000	Dudek & Associates	
8	11/06/2000	The Gas Company	

The City of Coachella requests comments regarding the above referenced project. Your comments are requested with respect to:

- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended Improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **November 18, 2000**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

No comments.

Comments made by: Pat Granados Date: 10/20/00

Printed Name & Title: Pat Granados Bldg. Insp II

Agency: City of Coachella Telephone #(760) 398-3002

Please return your comments to:
CITY OF COACHELLA
Attn: Alexander P. Meyerhoff, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x242 (760) 398-5421 FAX

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1

Korve Engineering

MEMORANDUM

TO: Alex Meyerhoff, Associate Planner

FROM: Eldon K. Lee, Consultant

DATE: October 24, 2000

SUBJECT: City of Coachella Housing Element

PROJECT NO. 999037X0

The proposed master plan for the Coachella Water System will address the needs of the new housing in the City of Coachella.

2

RECEIVED
OCT 25 2000
By

Page 2
Request for Comments
Housing Element 2000-2005
E.A. No. 00-11

The City of Coachella requests comments regarding the above referenced project. Your comments are requested with respect to:

- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **November 18, 2000**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

NOTE

NEED TO INCREASE OUR ABILITY TO PROVIDE WATER TO CERTAIN AREAS OF ~~[illegible]~~ THE CITY.

Comments made by: [signature] Date: 10-23-00

Printed Name & Title: _____

Agency: _____ Telephone #: _____

Please return your comments to:
CITY OF COACHELLA
Attn: Alexander P. Meyerhoff, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x242 (760) 398-5421 FAX

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RECEIVED
OCT 3 0 2000
By_____

The City of Coachella requests comments regarding the above referenced project. Your comments are requested with respect to:

- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **November 18, 2000**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

The Sheriff's Department has no negative comments regarding this plan.

Comments made by: Daria Singerton Date: 10-24-00

Printed Name & Title: Daria Singerton, Captain

Agency: Sheriff Telephone #: 863-8990

Please return your comments to:
CITY OF COACHELLA
Attn: Alexander P. Meyerhoff, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x242 (760) 398-5421 FAX

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4

Desert Sands Unified School District
47-950 Dune Palms Road • La Quinta, California 92253 • (760) 777-4200

RECEIVED
OCT 31 2000
By

October 24, 2000

Alexander P. Meyerhoff, Associate Planner
City of Coachella
Department of Community Development
1515 6th Street
Coachella, CA 92236

Request for Comments: City of Coachella Housing Element (2000-2005)
EA No. 00-11

Dear Mr. Meyerhoff:

This is in response to your request for input on the above referenced project.

All actions toward residential development will not result in an impact on our school system since the above referenced project falls within the boundaries of Coachella Valley Unified School District. For your convenience their address is as follows:

Coachella Valley Unified School District
87-225 Church Street
Thermal, CA 92275

Please feel free to call me if you have further questions. Thank you.

Sincerely,

Peggy Reyes

Peggy Reyes, Director
Facilities Services

PR/ab

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COACHELLA VALLEY UNIFIED SCHOOL DISTRICT

POST OFFICE BOX 847 THERMAL, CALIFORNIA 92274 (760) 399-5137

October 30, 2000

Mr. Alexander P. Meyerhoff, Associate Planner
City of Coachella
Department of Community Development
1515 6th Street
Coachella, CA 92236

RE: City of Coachella Housing Element (2000-2005)

Dear Mr. Meyerhoff:

This letter is in response to your request for comments for the above-mentioned projects.

On March 14, 2000, the Board of Trustees ("Board") of the Coachella Valley Unified School District ("District") adopted a school facilities needs analysis ("SFNA") and alternative school facility fees ("Level 2 Fees" and "Level 3 Fees") (collectively, Alternative School Fees") in compliance with Government Code Sections 65995.5, 65995.6 and 65995.7 The Alternative School Fees became effective immediately upon adoption and currently apply to new residential construction within the District. Specifically, the Level 2 Fees, currently in the amount of $3.26 per square foot of assessable space as such space is defined in Government Code Section 65995(b)(1), apply to such residential construction and will continue to apply thereto as long as the State Allocation Board ("SAB") is approving apportionments for State funding for new school facility construction. State funding is considered to be no longer available once the SAB submits the proper notification that no such apportionments are being approved. At such time, Level 3 Fees, currently in the amount of $6.52 per square foot of assessable space will apply as to residential construction within the District. The amounts of the Alternative School Fees are in effect for not more than one year from the date of adoption; however, as the District may decide to prepare an SFNA on an annual basis or earlier, such amounts may be revised accordingly.

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Similarly, on February 8, 2000, the Board of the District undertook appropriate action to increase the currently authorized amounts of its commercial/industrial fees ("Commercial/ Industrial Fees") pursuant to Education Code 17621 and Government Code Sections 65995 and 66001 and following. Such commercial/Industrial Fee amounts were increased to $0.33 per square foot of chargeable covered and enclosed space as such space is defined in Government code Section 65995(b)(2). This Board action was taken subsequent to and in accordance with the SAB approved increase of such amount of January 26, 2000, pursuant to Government Code Section 65995(b)(3). The new Commercial/Industrial Fees apply to the following categories of commercial/industrial development; (i) Retail and Services; (ii) Office; (iii) Research and Development; (iv) Industrial/Warehouse/Manufacturing; and (v) Hotel/Motel. In compliance with Education Code Section 17621(c), the appropriate appeals procedure has been adopted. Such Commercial/Industrial Fees are currently in effect and will remain in effect until the next SAB biannual increase and subsequent Board adoption.

Should you have any questions, please call me at (760) 399-5137, Ext. 212

Sincerely,

Ken Miller
Director of Facilities

KM/mv

no answer - no comment necessary.

RECEIVED
NOV 06 2000
BY

RECEIVED
OCT 24 2000
DUDEK & ASSOC.

CITY OF COACHELLA

DISTRIBUTION CHECKLIST FOR
Environmental Assessment #00-012
City of Coachella Housing Element 2000-2005

_x___ Imperial Irrigation
_x___ Southern California Gas Company
_x___ General Telephone (Engineering)
_x___ General Telephone (Planning)
_x___ Coachella Postmaster
_x___ Sunline Transit Agency
_x___ Times Warner
_x___ Coachella Sanitary District
_x___ Waste Management
_x___ Coachella Public Works Department
_x___ Coachella Public Works Supervisor
_x___ Coachella Police Department
_x___ Riverside County Fire Department
_x___ Building Official
_x___ Community Development Director
_x___ CVEZA
_x___ Dudek & Associates, Inc.
_x___ Korve Engineering, Inc.

ALL PROJECTS NORTH OF I-10
_X___ Southern California Gas Company

IF RESIDENTIAL PROJECT
_x___ Coachella Valley Park & Recreation District

CHOOSE CORRECT DISTRICT/SEND ALL EA'S
_x___ Coachella Valley Unified School District
_X___ Desert Sands Unified School District

TRACT MAPS ONLY IN CVWD AREA
_X___ Coachella Valley Water District

IF SEPTIC TANKS OR REGIONAL HEALTH CONSIDERATIONS. i.e. NOISE
_X___ Riverside County Health Department

IF SEPTIC TANKS
_X___ California Regional Water Quality

IF ARCHAEOLOGICAL SIGNIFICANCE
_x___ Cabazon Band of Mission Indians
_x___ 29 Palms Band of Mission Indians
_x___ Augustine Indians
_x___ Torres Martinez Indians

IF UNDERGROUND TANKS
_X___ Riverside County Health Department

Date Mailed/Initials__AM 10-11-00_____
Return Date Requested___11-10-00_____

IF OUTSIDE CITY OR ON BOUNDARY
__x___ Riverside County Transportation
__x___ Riverside County Administration Office
__x___ Riverside County Planning Department

IF FOOD SERVICE OR SALES
__x___ Riverside Co. Environmental Health Dept.

IF IN AIRPORT AREA
_x___ Riv. Co. Airport Land Use Commission
_x___ Thermal Airport
_x___ CalTrans Aeronautics Division
_x___ FAA - Airports Division

IF LANDSCAPING IS PART OF PROJECT
_x___ Agricultural Commissioner's Office

IF REQUIRED CLEARINGHOUSE REVIEW
_____ California State Clearinghouse (10 copies)
_____ California Office of Planning & Research

IF CLEARINGHOUSE REVIEW OR AIR QUALITY REVIEW NEEDED
_____ SCAG - Southern Ca. Assoc. of Gov.
_____ South Coast Air Quality Management Dist.

IF ANNEX/SPHERE OF INFLUENCE
_____ LAFCO / Local Agency Formation Com.
_____ CVAG / Coachella Valley Assoc. of Gov.
_____ City of Indio
_____ City of La Quinta

IF ON HIGHWAY 111 / 86 FRONTAGE
__x___ CalTrans District 8, San Bernardino

OTHER AGENCIES

__x___ U. S. Fish & Wildlife Service

MISCELLANEOUS
__x___ _____ _____

__x___ _____ _____

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CITY OF COACHELLA

Department of Community Development

1515 Sixth Street
Coachella CA 92236
(760) 398-3102
(760) 398-5421 Fax

Notice of Intent to Adopt a Mitigated Negative Declaration and Request for Agency Comment, Housing Element (2000-2005), Environmental Assessment #00-11

Project Name:	City of Coachella Housing Element (2000-2005)
Project Location:	Citywide
Case Number Assigned:	EA No. 00-11
Applicant:	City of Coachella.
Date:	October 18, 2000

In 1998, the City of Coachella adopted a Master Environmental Impact Report (MEIR) part of the General Plan 2020. Pursuant to Sections 21156-21158.5 of the Public Resources Code, the proposed Housing Element is tiered on the General Plan 2020 Master Environmental Impact Report. The MEIR describes and presents sufficient information about anticipated subsequent projects within it scope.

Pursuant to Section 21092(b)(1) of the Public Resources Code, the California Environmental Quality Act (CEQA) and Section 15371 of the CEQA Guidelines, the Community Development Department has determined that the proposed project, the adoption of the Housing Element, will have no new additional significant environment effect and that no new mitigation measures are required, therefore a Negative Declaration has been prepared.

Prepared by:

10-18-00
Alexander P. Meyerhoff
Associate Planner

Approved by:

10-18-00
Susan E. Williams
Director of Community Development

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The City of Coachella requests comments regarding the above referenced project. Your comments are requested with respect to:

- Physical impacts of the project on public resources, facilities and/or services;
- Recommended conditions that your agency believes would improve the design of the project within the scope of your agency's authority; or
- Recommended improvements to satisfy other regulations and concerns from which your agency is responsible.

Please respond in writing by **November 18, 2000**, so that we may include your input in the analysis and recommendations regarding this project. Please type or print legibly so that we may correctly include your comments.

Comments made by: Susanne Lockhart Date: 10/30/00

Printed Name & Title: Susanne Lockhart, Associate Engineer

Agency: DWR Telephone #: 760 942 0366 x109

Please return your comments to:
CITY OF COACHELLA
Attn: Alexander P. Meyerhoff, Associate Planner
Department of Community Development
1515 6th Street
Coachella, CA 92236
(760) 398-3102x242 (760) 398-5421 FAX

The Gas Comp

Rec'd
11-6-00

RECEIVED
NOV 0 6 2000
By

October 31, 2000

Gas Co. Ref. No. 00-648 OG

Southern California
Gas Company
1981 Lugonia Avenue
Redlands, CA
Mailing Address
No. 5005
Redlands, CA
92373-0896

City of Coachella
Department of Community Development
1515 Sixth Street
Coachella, CA 92236

Attention: Alexander P. Meyerhoff

Re: City of Coachella Housing Element (2000-2005), EA No. 00-11.

Thank you for the opportunity to review your plans for the referenced project. We have no comments or recommendations to submit on this particular development project. If you need any additional information, please call Gertman Thomas at (909) 335-7733.

Sincerely,

John DeWitt
Technical Supervisor

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STATE OF CALIFORNIA-BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development
1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
www.hcd.ca.gov
(916) 323-3176
FAX: (916) 327-2643

December 4, 2001

Mr. Byron Woosley
City Manager
City of Coachella
1515 Sixth Street
Coachella, California 92236

Dear Mr. Woosley:

RE: Review of the City of Coachella's Adopted Housing Element Update

Thank you for submitting the City of Coachella's housing element update adopted August 22, 2001 and received for our review on September 6, 2001. We have reviewed the City's adopted housing element pursuant to Government Code Section 65585(h).

As you know, our July 6, 2001 review found that the draft housing element, including the revisions, met the requirements of State housing element law (Article 10.6 of the Government Code). As the adopted element is the same as the draft, we are pleased to find the City's adopted housing element update in full compliance with State housing element law.

Coachella's adopted element provides a useful overview of the City's household and population characteristics. The element will be a useful tool in planning a full range of residential development opportunities in the City of Coachella. We commend the City for preserving the units at-risk of converting to market-rate. As noted, all at risk projects have been refinanced and rehabilitated and are now subject to the Low Income Housing Tax Credit 55 year period of affordability.

We look forward to following the City's progress in implementing the housing element pursuant to Government Code 65400. We appreciate the cooperation of Ms. Jean Laurin during the course of our reviews. If you have any questions or require additional assistance, please contact Cam Cleary, of our staff, at (916) 323-3185.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,

Cathy E. Creswell

Cathy E. Creswell
Deputy Director

cc: Susan E. Williams, Director of Community Development, Coachella
Jean Laurin, Laurin Associates
Mark Stivers, Senate Committee on Housing & Community Development
Catherine Ysrael, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Dara Schur, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Ruben Duran, Law Firm of Neufield, Jaffe & Levin
Jonathan Lehrer-Graiwer, Attorney at Law
Ana Marie Whitaker, California State Poly – Tech University
Karen Warner, Cotton, Bridges & Associates
David Booher, California Housing Council
Jose Rodriquez, California Rural Legal Assistance
Minh Tran, Inland Counties Legal Services
Rose Mayes, Fair Housing Council of Riverside County, Inc.
Jim Ragsdale, David Evans Associates

CITY OF COACHELLA
CALIFORNIA
INCORPORATED 1946

1515 SIXTH STREET • COACHELLA, CA 92236

Fax: (760) 398-8117

Administration	398-3502	Grants	398-5110
Animal Control	398-4978	Housing	398-5110
Building	398-3002	Personnel	398-3502
City Clerk	398-3502	Planning	398-3102
City Council	391-5009	Public Works	398-5744
Code Enforcement	398-4978	Recreation	398-3502
Economic Develop.	398-5110	Riverside Sheriff's Office	863-8990
Engineering	398-5744	Sanitary	391-5008
Finance	398-3502	Senior Svs.	398-0104
Fire	398-8895	Utilities	398-2702

NOTICE OF CITY COUNCIL ACTION

TO: Susan Williams, Community Development Director

FROM: Caroline Hernandez, Deputy City Clerk

SUBJECT: Coachella City Council Regular Meeting of August 22, 2001

DATE: August 29, 2001

REF: 13(a) Resolution No. 2001-42..,Adopting the Housing Element of Coachella General Plan 2020 General Plan Amendment 00-03, Environmental Assessment 00-11.

ACTION: City Council Resolution No. 2001-42 was adopted by a 3-0 vote of the City Council.

Caroline Hernandez

Caroline Hernandez, Deputy City Clerk

RESOLUTION NO. 2001-42

**A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF COACHELLA
ADOPTING THE HOUSING ELEMENT OF COACHELLA GENERAL PLAN 2020
GENERAL PLAN AMENDMENT 00-03, ENVIRONMENTAL ASSESSMENT 00-11**

The City Council of the City of Coachella does hereby find and resolve as follows:

WHEREAS, the Housing Element is an integral component of the Coachella General Plan 2020, which addresses existing and future housing needs, including both rental and ownership opportunities for persons of all economic groups in the City. The Housing Element is a tool for use by citizens and public officials in understanding and meeting the housing needs in Coachella.

WHEREAS, a housing element is one of the seven State of California required elements of the General Plan. Article 10.6, Section 65580, Chapter 3 of Division 1 of Title 7 of the Government Code sets forth the legal requirements of the housing element and encourages the provision of affordable and decent housing in all communities to meet Statewide goals. Specifically, Section 65580 states the element shall consist of " . . . an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement, and development of housing." The element must also contain a five year housing plan with quantified objectives for the implementation of the goals and objectives of the housing element. The contents of the element must be consistent with the other elements of the General Plan.

WHEREAS, according to Article 10.6 of the Government Code, every jurisdiction shall review their housing element in order to evaluate:

- "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal."
- The effectiveness of the housing element in attainment of the community's housing goals and objectives."
- The progress of the city, county, or city and county in implementation of the housing element."

WHEREAS, Laurin Associates Inc. has prepared a new Housing Element 2000 - 2005 for the City of Coachella General Plan to ensure compliance with state law. It examines the City's current and future housing needs. It sets forth statements of community goals, objectives and policies concerning housing needs, and it includes a housing program that responds to current and future needs within the limitations posed by available resources. It identifies policies and programs which can be adopted and implemented to encourage an adequate housing supply for all economic groups. The housing element is comprehensive in its subject matter, is future oriented, and is directed at the achievement of community goals. Public hearings were held, the document was distributed for

responsible agency review and comments were received that were then incorporated into a revised draft Housing Element.

WHEREAS, in 1998 the City of Coachella adopted a Master Environmental Impact Report (MEIR) part of the General Plan 2020. Pursuant to Sections 21156 - 21158.5 of the Public Resources Code, the proposed Housing Element is tiered on the General Plan 2020 Master Environmental Impact Report. The MEIR describes and presents sufficient information about anticipated subsequent projects within its' scope.

WHEREAS, pursuant to Section 21092(b)(1) of the Public Resources Code, the California Environmental Quality Act (CEQA) and Section 15371 of the CEQA Guidelines, the Community Development Department has determined that the proposed project, the adoption of the Housing Element, will have no new additional significant environment effect and that no new mitigation measures are required. Therefore a Negative Declaration was prepared

WHEREAS, Article 10.6 of the California Government Code requires internal consistency among the various elements of a General Plan. The General Plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. The Department of Community Development has reviewed the other elements of Coachella General Plan 2020 and has determined that the Housing Element is consistent therewith. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all other elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Coachella that Resolution 2001-42 adopting Housing Element 2000 - 2005 of Coachella General Plan 2020, General Plan Amendment 00-3 and Environmental Assessment 00-11 be approved, and that the Housing Element be forwarded to the California Department of Community Development for certification.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council held on the 22nd day of August, 2001, by the following roll call vote:

AYES: Mayor Pro-Tem Contreras, Councilwoman Montenegro, Mayor Dominguez

NOES: None

ABSTAIN: None

ABSENT: Councilmembers: De Lara, Ramirez

Lupe Dominguez, Mayor

ATTEST:

Isabel Castillon

Isabel Castillon, City Clerk